

Property at 00127 NORTHINGTON DRIVE

Prop ID 4910127

Printed 07-Feb-2024 8:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SINCLAIR CHARLES AND
 Second name: MEREDITH
 Address: 127 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910127 Neigh.: Zone: R40 Vol: 663 Page: 663

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jun-2013
Resident Land	.92	140,000				Sale price: 870,000
Resident Excess	.08	410				Sale valid:
Resident Dwelling	1.00	524,740				Values
Resident Outbldg	2.00	22,750				Mkt value :
						Cost value: 982,714
Summary			Utilities		Sales ratios	
Total assessments	687,900		Water	Connecticut	Cost/sale :	1.1296
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	687,900		Gas	CNG	Assmt/sale:	.7907

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.078	7,500	585			585	410
Residual		3,398						
		.998 acres		Total land value			200,585	140,410

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	500
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,200
Air Condition	01	Central Air	Living area	4,486
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	3
			W/B openings	4
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,638	388,890
Basement	Full with walk				
Heating	Yes	A/C Yes			11,120
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Other Features	Mason Trim	WB Stks	RR		203,105
Sub-Total					61,293
Grade	A	Factor 1.5500			690,908
CDU		C&D Factor 1.00			1,070,907
Depreciation		30 %			1,070,907
Computed cost value @ 70%					749,635
					524,745

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	816	36,558
G Garages	FSF Full-story fin o/gar	432	28,937
L Living Area	AIR Air conditioning	432	1,313
L Living Area	BSMT Basement addition	429	7,906
L Living Area	FRFF Frame first floor	429	49,112
L Living Area	AIR Air conditioning	429	1,304
L Living Area	FRUF Frame upper full	325	27,212
L Living Area	AIR Air conditioning	325	988
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	DECK Wood deck	196	5,192
P Porches, Patios, Decks	FEFF Frame enclosed first	288	27,464
L Living Area	BSMT Basement addition	288	5,307
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568

Total additions 203,105

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00		C	6,480	50	3,200
Utility Shed									
RP1 Pool w/ Plastic Linr	22	36	792	74.05	2018	C	58,648	50	29,300
Value at 70%	22,750		Value at 100%				32,500		

