

Property at 00162 NORTHINGTON DRIVE

70

Prop ID 4910162

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Administrative Information

Owner name: RUIZ ARACELI
 Second name:
 Address: 162 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910162 Neigh.: Zone: R40 Vol: 778 Page: 085

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.24	1,260
Resident Dwelling	1.00	570,750
Resident Outbldg	1.00	2,940

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 15-Aug-2022
 Sale price: 1,025,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,021,357

Summary

Total assessments	714,950
Total exemptions	
Net assessment	714,950

Utilities

Utility	Amount
Water Connecticut	
Sewer Public sewer	
Gas CNG	

Sales ratios

Cost/sale : .9964
 Mkt/sale :
 Assmt/sale: .6975

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	.240	7,500	1,800		1,800	1,260
Residual		10,454					

1.160 acres

Total land value

201,800

141,260

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	53	A+	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,050
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,512
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,671	395,340
Basement	Full			
Heating	Yes	A/C Yes		11,300
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished		Attic size: 1,000	31,500
Additions				28,817
Other Features	WB Stks	RR		152,106
				39,814
Sub-Total				658,877
Grade	A+	Factor 1.6500		1,087,147
CDU		C&D Factor 1.00		1,087,147
Depreciation		25 %		815,360
Computed cost value @ 70%				570,752

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	916	41,039
G Garages	FSF Full-story fin o/gar	728	48,764
L Living Area	AIR Air conditioning	728	2,213
L Living Area	BSMT Basement addition	442	8,145
L Living Area	FRFF Frame first floor	442	50,601
L Living Area	AIR Air conditioning	442	1,344

Total additions 152,106

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	20	280	30.00		C	8,400	50	4,200
Utility Shed									
Value at 70%			2,940	Value at 100%			4,200		

