

Property at 00171 NORTHINGTON DRIVE

71

Prop ID 4910171

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Administrative Information

Owner name: ORGAN CHRISTINE A TRUSTEE
 Second name: ORGAN SCOTT W TRUSTEE
 Address: 171 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910171 Neigh.: Zone: R40 Vol: 784 Page: 381

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area 1,579	377,370
Basement	Full with walk						
Heating	Yes	A/C	Yes				10,790
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas	21,000	
Attic	None	Attic size: 1,579					
Additions							190,088
Other Features	Mason Trim	WB	Stks	M	Stks	22,005	
Sub-Total							621,253
Grade	A+	Factor	1.6500				1,025,067
CDU		C&D Factor	1.00				1,025,067
Depreciation				25 %	768,800		
				Computed cost value @ 70%	538,160		

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Aug-2001
Resident Land	.92	140,000				Sale price: 718,000
Resident Excess	.28	1,470				Sale valid:
Resident Dwelling	1.00	538,160				Values
						Mkt value :
						Cost value: 970,900
Summary			Utilities		Sales ratios	
Total assessments	679,630		Water	Connecticut	Cost/sale :	1.3522
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	679,630		Gas	CNG	Assmt/sale:	.9466

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	.280	7,500	2,100			2,100	1,470
Residual		12,197						
1.200 acres				Total land value			202,100	141,470

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	10
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	99	None	Dormer linear f	
Grade	53	A+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	325
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Addn'l fixtures	3
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			Living area	4,375
			# Living Units	1
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
Actual Year Built: 2001				

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	846	37,902
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
L Living Area	FRFF Frame first floor	483	55,294
L Living Area	AIR Air conditioning	483	1,468
L Living Area	BSMT Basement addition	483	8,901
P Porches, Patios, Decks	DECK Wood deck	256	6,781
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	BSMT Basement addition	14	258
P Porches, Patios, Decks	FEFF Frame enclosed first	288	27,464

Total additions 190,088

