

Property at 00179 NORTHINGTON DRIVE

72

Prop ID 4910179

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Administrative Information

Owner name: RICAPITO JEFFREY M AND
Second name: ELIZABETH J
Address: 179 NORTHINGTON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4910179 Neigh.: Zone: R40 Vol: 668 Page: 329

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	160
Resident Dwelling	1.00	842,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Oct-2013
Sale price: 1,370,000
Sale valid:

Values

Mkt value :
Cost value: 1,404,071

Summary

Total assessments	982,850
Total exemptions	
Net assessment	982,850

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0249
Mkt/sale :
Assmt/sale: .7174

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

200,225

140,158

Building Valuation Summary

			Area			
Dwelling	Masonry	2 story w/bsmt	2,791	644,020		
Basement	Full					
Heating	Yes	A/C Yes		17,470		
Plumbing	6 F/B	2 H/B	5 Add'l fix.	1 Wh/p	Saunas	37,000
Attic	Fully finished w/WH	Attic size: 740		27,711		
Additions				124,406		
Other Features	WB Stks	RR		66,607		

Sub-Total			917,214
Grade	AA-	Factor 1.7500	1,605,125
CDU		C&D Factor 1.00	1,605,125
Depreciation		25 %	1,203,844
		Computed cost value @ 70%	842,691

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	990	44,354
G Garages	FSF Full-story fin o/gar	750	50,238
L Living Area	AIR Air conditioning	750	2,280
L Living Area	BSMT Basement addition	56	1,032
L Living Area	MAFF Masonry first floor	56	6,646
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	BPAT Brick/flagstone pati	780	17,787
L Living Area	MAFF Masonry first floor	16	1,899

Total additions 124,406

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	6
Attic	04	Fully finished w	Half Baths	2
Grade	57	AA-	Addtn'l fixtures	5
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	3
Air Condition	01	Central Air	W/B openings	4
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2002	

