

Property at 00182 NORTHINGTON DRIVE

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Prop ID 4910182

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## Administrative Information

Owner name: KUCKELMAN JEFFREY & MISTY  
 Second name:  
 Address: 182 NORTHINGTON DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 4910182 Neigh.: Zone: R40 Vol: 727 Page: 791

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 16-Apr-2019 |
| Resident Land     | .92  | 140,000 |            |              |              | Sale price: 709,500    |
| Resident Excess   | .11  | 580     |            |              |              | Sale valid: 11         |
| Resident Dwelling | 1.00 | 600,660 |            |              |              | Values                 |
| Resident Outbldg  | 1.00 | 2,940   |            |              |              | Mkt value :            |
|                   |      |         |            |              |              | Cost value: 1,063,114  |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 744,180 | Water      | Connecticut  | Cost/sale :  | 1.4984                 |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 744,180 | Gas        | CNG          | Assmt/sale:  | 1.0489                 |

## 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  | .110        | 7,500            | 825     |      |      | 825     | 578       |
| Residual     |     | 4,792       |                  |         |      |      |         |           |
|              |     | 1.030 acres | Total land value |         |      |      | 200,825 | 140,578   |

## 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             | 10    |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 5     |
| Heating System | 07   | Hydro Air        | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 02   | Unfinished       | Dormer linear f         |       |
| Grade          | 53   | A+               | Full Baths              | 4     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |       |
| 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  | Addn'l fixtures         | 3     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 1,300 |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 4,908 |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 3     |
|                |      |                  | Actual Year Built: 2002 |       |

## Building Valuation Summary

|                |                |                |                 |                           |           |
|----------------|----------------|----------------|-----------------|---------------------------|-----------|
| Dwelling       | Frame          | 2 story w/bsmt |                 | Area                      |           |
| Basement       | Full with walk |                |                 | 1,910                     | 442,010   |
| Heating        | Yes            | A/C            | Yes             |                           | 12,610    |
| Plumbing       | 4 F/B          | 2 H/B          | 3 Add'l fix.    | 1 Wh/p                    | 26,000    |
| Attic          | Unfinished     |                | Attic size: 800 |                           | 11,865    |
| Additions      |                |                |                 |                           | 152,344   |
| Other Features | WB Stks        |                | RR              |                           | 48,579    |
|                |                |                |                 |                           |           |
| Sub-Total      |                |                |                 |                           | 693,408   |
| Grade          | A+             | Factor         | 1.6500          |                           | 1,144,123 |
| CDU            |                | C&D Factor     | 1.00            |                           | 1,144,123 |
| Depreciation   |                |                | 25 %            |                           | 858,092   |
|                |                |                |                 | Computed cost value @ 70% | 600,664   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 910  | 40,770 |
| G Garages                | FSF Full-story fin o/gar  | 728  | 48,764 |
| L Living Area            | AIR Air conditioning      | 728  | 2,213  |
| P Porches, Patios, Decks | TERR Terrace              | 140  | 5,563  |
| L Living Area            | BSMT Basement addition    | 360  | 6,634  |
| L Living Area            | FRFF Frame first floor    | 360  | 41,213 |
| L Living Area            | AIR Air conditioning      | 360  | 1,094  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 60   | 3,656  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 40   | 2,437  |

Total additions 152,344

## Outbuilding Information

| Description  | Wid | Len   | Area          | Rate  | Year  | Cnd | RCN   | Depr | Value |
|--------------|-----|-------|---------------|-------|-------|-----|-------|------|-------|
| RS1 Frame    | 14  | 20    | 280           | 30.00 | 2022  | C   | 8,400 | 50   | 4,200 |
| Utility Shed |     |       |               |       |       |     |       |      |       |
| Value at 70% |     | 2,940 | Value at 100% |       | 4,200 |     |       |      |       |

