

Property at 00185 NORTHINGTON DRIVE

73

Prop ID 4910185

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## Administrative Information

Owner name: CENTOFANTI MICHALINA A  
Second name:  
Address: 185 NORTHINGTON DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
Lot: 4910185 Neigh.: Zone: R40 Vol: 469 Page: 478

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Excess   | .14  | 740     |
| Resident Dwelling | 1.00 | 736,690 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 01-Jul-2003  
Sale price: 1,307,869  
Sale valid:

## Values

Mkt value :  
Cost value: 1,253,471

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 877,430 |
| Total exemptions  |         |
| Net assessment    | 877,430 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : .9584  
Mkt/sale :  
Assmt/sale: .6709

## 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  | .140       | 7,500   | 1,050   |      |      | 1,050   | 735       |
| Residual     |     | 6,098      |         |         |      |      |         |           |

1.060 acres

Total land value

201,050

140,735

## Building Valuation Summary

|                |                |                | Area            |         |        |         |
|----------------|----------------|----------------|-----------------|---------|--------|---------|
| Dwelling       | Frame          | 2 story w/bsmt | 2,519           | 560,940 |        |         |
| Basement       | Full with walk |                |                 |         |        |         |
| Heating        | Yes            | A/C Yes        |                 | 15,970  |        |         |
| Plumbing       | 6 F/B          | 1 H/B          | 4 Add'l fix.    | 1 Wh/p  | Saunas | 33,000  |
| Attic          | Fully Finished |                | Attic size: 976 |         |        | 28,316  |
| Additions      |                |                |                 |         |        | 104,160 |
| Other Features | Mason Trim     | WB Stks        | RR              |         |        | 59,449  |

|              |     |                           |           |
|--------------|-----|---------------------------|-----------|
| Sub-Total    |     |                           | 801,835   |
| Grade        | AA- | Factor 1.7500             | 1,403,211 |
| CDU          |     | C&D Factor 1.00           | 1,403,211 |
| Depreciation |     | 25 %                      | 1,052,408 |
|              |     | Computed cost value @ 70% | 736,686   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 735  | 32,929 |
| G Garages                | FSF Full-story fin o/gar  | 735  | 49,233 |
| L Living Area            | AIR Air conditioning      | 735  | 2,234  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 52   | 3,168  |
| L Living Area            | OVER Frame Overhang       | 52   | 4,762  |
| L Living Area            | AIR Air conditioning      | 52   | 158    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 512  | 11,676 |

Total additions 104,160

## 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/Carpeti | Bedrooms                | 5                |
| Heating System | 07   | Hydro Air        | Family Rooms            | 1                |
| Fuel           | 02   | Natural Gas      | Full Baths              | 6                |
| Attic          | 01   | Fully Finished   | Half Baths              | 1                |
| Grade          | 57   | AA-              | Addtn'l fixtures        | 4                |
| Garage         | 23   | Attached 3 car   | Whirlpools              | 1                |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  | # Living Units 1 |
| Basement       | 04   | Full with walk-o | M/F stacks              |                  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B stacks              | 2                |
| Air Condition  | 01   | Central Air      | W/B openings            | 4                |
| Interior Cond  | 05   | Good             |                         |                  |
| Exterior Cond  | 05   | Good             | Actual Year Built: 2002 |                  |

