

Property at 00188 NORTHINGTON DRIVE

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Prop ID 4910188

Printed 05-Oct-2026 8:50 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACARI ZENA & RAMI
 Second name:
 Address: 188 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910188 Neigh.: Zone: R40 Vol: 818 Page: 1202

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-May-2020
Resident Land	.92	140,000				Sale price: 830,000
Resident Excess	.02	110				Sale valid:
Resident Dwelling	1.00	749,280				Values
						Mkt value :
						Cost value: 1,270,557
Summary			Utilities		Sales ratios	
Total assessments	889,390		Water	Connecticut	Cost/sale :	1.5308
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	889,390		Gas	CNG	Assmt/sale:	1.0716

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	.020	7,500	150			150	105
Residual	871							
.940 acres				Total land value			200,150	140,105

Building Valuation Summary

						Area	
Dwelling	Masonry	2 story w/bsmt				2,493	582,990
Basement	Full with walk						
Heating	Yes	A/C Yes					15,820
Plumbing	6 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas		36,000
Attic	None			Attic size:			
Additions							125,413
Other Features		WB Stks		RR			55,323
Sub-Total							815,546
Grade	AA-		Factor 1.7500				1,427,206
CDU			C&D Factor 1.00				1,427,206
Depreciation			25 %				1,070,405
Computed cost value @ 70%							749,284

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	580	13,226
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
L Living Area	BSMT Basement addition	48	885
G Garages	FRL Attached frame GT 65	1,008	45,160
G Garages	FSF Full-story fin o/gar	864	57,874
L Living Area	AIR Air conditioning	864	2,627
Total additions			125,413

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	6
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	6
Garage	24	Attached 4 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Addtn'l fixtures	3
Basement	04	Full with walk-o	Whirlpools	1
Bsmt Fin Qual	03	Rec Room W/ Air	Saunas	
Air Condition	01	Central Air	# Living Units	1
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	3
			W/B openings	5
Actual Year Built: 2004				

