

Property at 00202 NORTHINGTON DRIVE

64

Prop ID 4910202

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Administrative Information

Owner name: CRISTOFARO MARIA
 Second name:
 Address: 202 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910202 Neigh.: Zone: R40 Vol: 438 Page: 1188

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.09	470
Resident Dwelling	1.00	690,020
Resident Outbldg	1.00	12,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Sep-2002
 Sale price: 242,500
 Sale valid: Y

Values

Mkt value :
 Cost value: 1,204,214

Summary

Total assessments	842,950
Total exemptions	
Net assessment	842,950

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.9658
 Mkt/sale :
 Assmt/sale: 3.4761

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	.090	7,500	675			675	473
Residual		3,920						

1.010 acres

Total land value

200,675

140,473

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	5
Garage	23	Attached 3 car	Masonry trim sf	240
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,250
Air Condition	01	Central Air	Addn'l fixtures	3
Interior Cond	05	Good	Living area	5,965
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 2004	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	521,300
Basement	Full with walk		2,316	
Heating	Yes	A/C Yes		14,850
Plumbing	5 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Saunas	27,500
Additions			Attic size:	
Other Features	Mason Trim	WB Stks		181,518
	RR			51,391

Sub-Total				796,559
Grade	A+	Factor 1.6500		1,314,322
CDU		C&D Factor 1.00		1,314,322
Depreciation		25 %		985,742
		Computed cost value @ 70%		690,019

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	930	41,666
G Garages	FSF Full-story fin o/gar	740	49,568
L Living Area	AIR Air conditioning	740	2,250
L Living Area	FRFF Frame first floor	569	65,140
L Living Area	BSMT Basement addition	569	10,486
L Living Area	AIR Air conditioning	569	1,730
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 181,518

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP4 Pool w/ Fiberglass	16	30	480	74.05	2025	C	35,544	50	17,800
Value at 70%			12,460				Value at 100%		17,800

