

Property at 00203 NORTHINGTON DRIVE

75

Prop ID 4910203

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Administrative Information

Owner name: NORTH AVON LLC
 Second name:
 Address: 39 PROGRESS CIRCLE
 City/state: NEWINGTON CT Zip: 06111

Location Information

Map: 011 Clerk map:
 Lot: 4910203 Neigh.: Zone: R40 Vol: 809 Page: 1066

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Dec-2025
Resident Land	.92	140,000				Sale price: 1,025,000
Resident Excess	.08	420				Sale valid:
Resident Dwelling	1.00	572,180				Values
Resident Outbldg	2.00	17,710				Mkt value :
						Cost value: 1,043,300
Summary			Utilities		Sales ratios	
Total assessments	730,310		Water	Connecticut	Cost/sale :	1.0179
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	730,310		Gas	CNG	Assmt/sale:	.7125

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres		Total land value		200,600			140,420	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	24	Attached 4 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	6
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	03	Fair	Living area	5,278
Exterior Cond	03	Fair	# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	4,904	691,840
Basement	Full				
Heating	Yes	A/C Yes			19,620
Plumbing	3 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,500
Additions					117,520
Other Features		WB Stks			13,500
Sub-Total					864,980
Grade	B	Factor 1.2600			1,089,875
CDU		C&D Factor 1.00			1,089,875
Depreciation		25 %			817,406
Computed cost value @ 70%					572,184

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,274	57,078
G Garages	FSF Full-story fin o/gar	374	25,052
L Living Area	AIR Air conditioning	374	1,137
P Porches, Patios, Decks	DECK Wood deck	288	7,629
P Porches, Patios, Decks	FOFF Frame open first flo	77	4,691
P Porches, Patios, Decks	FOFF Frame open first flo	360	21,933
Total additions			117,520

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05	2020	B	47,771	50	23,900
RS1 Frame Utility Shed	8	12	96	30.00	2021	C	2,880	50	1,400
Value at 70%		17,710	Value at 100%		25,300				

