

Property at 00221 NORTHINGTON DRIVE

78

Prop ID 4910221

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Administrative Information

Owner name: CARMICHAEL RICHARD P & ROSE L
 Second name:
 Address: 221 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910221 Neigh.: Zone: R40 Vol: 769 Page: 841

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	160
Resident Dwelling	1.00	538,130
Resident Outbldg	1.00	54,600

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 07-Dec-2021
 Sale price: 1,050,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,046,986

Summary

Total assessments	732,890
Total exemptions	
Net assessment	732,890

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9971
 Mkt/sale :
 Assmt/sale: .6980

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	.030	7,500	225		225	158
Residual		1,307					

.950 acres

Total land value

200,225

140,158

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	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 4
Attic	99	None	Masonry trim sf
Grade	53	A+	Half Baths 2
Garage	24	Attached 4 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Addn'l fixtures 2
Basement	01	Full	Rec Room Size 1,060
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools 1
Air Condition	01	Central Air	Living area 4,514
Interior Cond	05	Good	# Living Units 1
Exterior Cond	05	Good	

Actual Year Built: 2001

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,749
Basement	Full		410,570
Heating	Yes	A/C Yes	11,730
Plumbing	4 F/B	2 H/B 2 Add'l fix. 1 Wh/p	25,500
Attic	None	Attic size:	
Additions			130,852
Other Features	WB Stks	RR	42,564
Sub-Total			621,216
Grade	A+	Factor 1.6500	1,025,006
CDU		C&D Factor 1.00	1,025,006
Depreciation		25 %	768,755
		Computed cost value @ 70%	538,129

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	956	42,831
G Garages	FSF Full-story fin o/gar	760	50,908
L Living Area	AIR Air conditioning	760	2,310
L Living Area	BSMT Basement addition	256	4,718
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	AIR Air conditioning	256	778

Total additions 130,852

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	28	40	1,120	110.5	2002	B	156,008	50	78,000
Value at 70%			54,600				Value at 100%		78,000

