

Property at 00235 NORTHINGTON DRIVE

Prop ID 4910235

Printed 07-Feb-2024 8:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PANCAVAGE MATTHEW TODD AND
 Second name: PANCAVAGE MELANIE M DJIOUNAS
 Address: 235 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910235 Neigh.: Zone: R40 Vol: 627 Page: 987

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.14	740
Resident Dwelling	1.00	1,056,810
Resident Outbldg	2.00	32,340

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 15-Aug-2011
 Sale price: 1,500,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,756,986

Summary

Total assessments	1,229,890
Total exemptions	
Net assessment	1,229,890

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1713
 Mkt/sale :
 Assmt/sale: .8199

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	10	English Tudor		
Exterior Walls	01	Clapboards		
Roof Material	02	Slate		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	07	Hydro Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	60	AA		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 2006	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	579,890
Basement	Full		2,616	
Heating	Yes	A/C Yes		16,500
Plumbing	6 F/B	2 H/B 8 Add'l fix.	1 Wh/p	38,500
Attic	None	Attic size:		
Additions				319,847
Other Features	WB Stks	RR		65,354
Sub-Total				1,020,091
Grade	AA	Factor 1.8500		1,887,168
CDU		C&D Factor 1.00		1,887,168
Depreciation		20 %		1,509,734
Computed cost value @ 70%				1,056,814

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,336	59,855
G Garages	FSF Full-story fin o/gar	850	56,936
L Living Area	AIR Air conditioning	850	2,584
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
L Living Area	BSMT Basement addition	986	18,170
L Living Area	FRFF Frame first floor	986	112,878
L Living Area	AIR Air conditioning	986	2,997
P Porches, Patios, Decks	TERR Terrace	1,474	58,568
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569

Total additions 319,847

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	21	38	798	74.05	2012	C	59,092	50	29,500
RPH Res. Pool House	12	22	264	126.5	2012	C	33,409	50	16,700
Value at 70%		32,340	Value at 100%		46,200				

