

Property at 00273 NORTHINGTON DRIVE

Prop ID 4910273

Printed 21-Sep-2026 8:51 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GENDREAU STEPHEN GARY & LAURA M
 Second name:
 Address: 273 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910273 Neigh.: Zone: R40 Vol: 818 Page: 1

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	662,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Sep-2026
 Sale price: 1,500,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,146,857

Summary

Total assessments	802,800
Total exemptions	
Net assessment	802,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7646
 Mkt/sale :
 Assmt/sale: .5352

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						

.920 acres Total land value 200,000 140,000

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	Half Baths	2
Grade	57	AA-	Addn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	4,886
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2011	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,160	490,830
Basement	Full				
Heating	Yes	A/C Yes			13,990
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		26,500
Additions					88,721
Other Features		WB Stks	M Stks		16,500

Sub-Total				636,541
Grade	AA-	Factor 1.7500		1,113,947
CDU		C&D Factor 1.00		1,113,947
Depreciation		15 %		946,855
		Computed cost value @ 70%		662,799

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	993	44,488
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	AIR Air conditioning	32	97

Total additions 88,721

