

Property at 00281 NORTHINGTON DRIVE

Prop ID 4910281

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Administrative Information

Owner name: CATRINI GIANFRANCO
 Second name:
 Address: 281 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910281 Neigh.: Zone: R40 Vol: 721 Page: 338

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Jul-2018
Resident Land	.92	140,000				Sale price: 805,000
Resident Dwelling	1.00	545,540				Sale valid:
Resident Outbldg	1.00	1,260				Values
					Mkt value :	
					Cost value:	981,143
Summary			Utilities		Sales ratios	
Total assessments	686,800		Water	Connecticut	Cost/sale :	1.2188
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	686,800		Gas	CNG	Assmt/sale:	.8532

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	Garage cars
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	4	Rec Room Size
Grade	47	A-	Whirlpools		Living area
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	1	
Basement	01	Full	W/B stacks		
Bsmt Fin Qual	01	Unfinished	W/B openings		
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2013		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,746	409,980
Basement	Full				
Heating	Yes	A/C Yes			11,710
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		15,500
Additions					192,138
Other Features		M Stks			3,000
Sub-Total					632,328
Grade	A-	Factor 1.4500			916,876
CDU		C&D Factor 1.00			916,876
Depreciation		15 %			779,345
Computed cost value @ 70%					545,542

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	775	34,722
G Garages	FSF Full-story fin o/gar	440	29,473
L Living Area	AIR Air conditioning	440	1,338
L Living Area	BSMT Basement addition	78	1,437
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	AIR Air conditioning	78	237
L Living Area	BSMT Basement addition	64	1,179
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	AIR Air conditioning	64	195
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
L Living Area	BSMT Basement addition	182	3,354
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	AIR Air conditioning	182	553
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	BPAT Brick/flagstone pati	908	20,706

Total additions 192,138

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2014	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260	Value at 100%		1,800				

