

Property at 00290 NORTHINGTON DRIVE

Prop ID 4910290

Printed 06-Aug-2024 12:56 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MALIK JAWAD & RAHI SAIMA  
 Second name:  
 Address: 290 NORTHINGTON DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 4910290 Neigh.: Zone: R40 Vol: 675 Page: 725

| Assessments       |         |         | Exemptions |              | Last sale    |                        |
|-------------------|---------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat          | Amount       | Sale date: 01-Jul-2014 |
| Resident Land     | .92     | 140,000 |            |              |              | Sale price: 1,094,431  |
| Resident Excess   | .16     | 840     |            |              |              | Sale valid:            |
| Resident Dwelling | 1.00    | 720,400 |            |              |              | Values                 |
| Resident Outbldg  | 2.00    | 26,250  |            |              |              | Mkt value :            |
|                   |         |         |            |              |              | Cost value: 1,267,843  |
| Summary           |         |         | Utilities  |              | Sales ratios |                        |
| Total assessments | 887,490 |         | Water      | Connecticut  | Cost/sale :  | 1.1584                 |
| Total exemptions  |         |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    | 887,490 |         | Gas        | CNG          | Assmt/sale:  | .8109                  |

## 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     | .160             | 7,500   | 1,200   |      |      | 1,200   | 840       |
| Residual     | 6,970  |                  |         |         |      |      |         |           |
| 1.080 acres  |        | Total land value |         | 201,200 |      |      | 140,840 |           |

## 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         | 01   | Hardwood         | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 47   | A-               | Full Baths              | 5     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |       |
| Area Over Gar. | 01   | Fully Finished   | Half Baths              | 1     |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 3     |
| Air Condition  | 01   | Central Air      | Whirlpools              | 1     |
| Interior Cond  | 05   | Good             | Living area             | 5,787 |
| Exterior Cond  | 05   | Good             | # Living Units          | 1     |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              |       |
|                |      |                  | W/B openings            |       |
|                |      |                  | Actual Year Built: 2013 |       |

## Building Valuation Summary

|                           |                |                 |              |           |
|---------------------------|----------------|-----------------|--------------|-----------|
| Dwelling                  | Frame          | 2 story w/bsmt  | Area         | 501,380   |
| Basement                  | Full with walk |                 | 2,214        |           |
| Heating                   | Yes            | A/C Yes         |              | 14,290    |
| Plumbing                  | 5 F/B          | 1 H/B           | 3 Add'l fix. | 1 Wh/p    |
| Attic                     | None           |                 | Attic size:  | Saunas    |
| Additions                 |                |                 |              | 27,500    |
| Other Features            |                | M Stks RR       |              | 226,180   |
| Sub-Total                 |                |                 |              | 65,653    |
| Grade                     | A-             | Factor 1.4500   |              | 835,003   |
| CDU                       |                | C&D Factor 1.00 |              | 1,210,754 |
| Depreciation              |                | 15 %            |              | 1,210,754 |
| Computed cost value @ 70% |                |                 |              | 1,029,141 |
|                           |                |                 |              | 720,399   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 726  | 32,526 |
| G Garages                | FSF Full-story fin o/gar  | 297  | 19,894 |
| L Living Area            | AIR Air conditioning      | 297  | 903    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 90   | 5,483  |
| 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  |
| L Living Area            | BSMT Basement addition    | 432  | 7,961  |
| L Living Area            | FRFF Frame first floor    | 432  | 49,456 |
| L Living Area            | AIR Air conditioning      | 432  | 1,313  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 416  | 9,486  |
| L Living Area            | BSMT Basement addition    | 210  | 3,870  |
| L Living Area            | FRFF Frame first floor    | 210  | 24,041 |
| L Living Area            | AIR Air conditioning      | 210  | 638    |
| P Porches, Patios, Decks | DECK Wood deck            | 510  | 13,510 |

Total additions 226,180

## Outbuilding Information

| Description            | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|------------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RP5 Pool w/ Gunite     | 16  | 40     | 640           | 110.5 | 2015   | C   | 70,752 | 50   | 35,400 |
| RS1 Frame Utility Shed | 10  | 14     | 140           | 30.00 | 2022   | C   | 4,200  | 50   | 2,100  |
| Value at 70%           |     | 26,250 | Value at 100% |       | 37,500 |     |        |      |        |

