

Property at 00298 NORTHINGTON DRIVE

Prop ID 4910298

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Administrative Information

Owner name: DAY MICHAEL D & JOYCE C TRSTEEES
 Second name:
 Address: 298 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910298 Neigh.: Zone: R40 Vol: 750 Page: 1119

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Dec-2020
Resident Land	.92	140,000				Sale price: 1,400,000
Resident Excess	.02	110				Sale valid:
Resident Dwelling	1.00	783,760				Values
Resident Outbldg	3.00	57,680				Mkt value :
						Cost value: 1,402,214
Summary			Utilities		Sales ratios	
Total assessments	981,550		Water	Connecticut	Cost/sale :	1.0016
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	981,550		Gas	CNG	Assmt/sale:	.7011

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	.020	7,500	150			150	105
Residual	871							
		.940 acres	Total land value				200,150	140,105

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	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	11	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	01	Hardwood	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	6	Masonry trim sf 750
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures	4	Rec Room Size
Grade	60	AA	Whirlpools		Living area 6,600
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	01	Unfinished	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	06	Very Good			
Exterior Cond	06	Very Good	Actual Year Built: 2009		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	554,110
Basement	Full with walk		2,484	
Heating	Yes	A/C Yes		15,780
Plumbing	6 F/B	2 H/B	4 Add'l fix.	Wh/p Saunas 34,000
Attic	Fully Finished		Attic size: 960	27,982
Additions				95,947
Other Features	Mason Trim	WB Stks		28,704
Sub-Total				756,523
Grade	AA	Factor 1.8500		1,399,568
CDU		C&D Factor 1.00		1,399,568
Depreciation		20 %		1,119,654
		Computed cost value @ 70%		783,758

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
L Living Area	BSMT Basement addition	70	1,290
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	AIR Air conditioning	70	213
L Living Area	BSMT Basement addition	26	479
L Living Area	FRFF Frame first floor	26	2,977
Total additions			95,947

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C07 Bathhouse	12	30	360	126.5	2011	A	70,615	50	35,300
C08 Shelter	14	14	196	21.10	2011	A	6,410	50	3,200
RP5 Pool w/ Gunite	16	32	512	110.5	2011	A	87,732	50	43,900
Value at 70%			57,680				Value at 100%		82,400

