

Property at 00304 NORTHINGTON DRIVE

Prop ID 4910304

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Administrative Information

Owner name: PIETRANTONIO MADDALENA TRUSTEE
 Second name:
 Address: 304 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910304 Neigh.: Zone: R40 Vol: 715 Page: 170

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	160
Resident Dwelling	1.00	536,560

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Oct-2012
 Sale price: 887,305
 Sale valid:

Values

Mkt value :
 Cost value: 966,743

Summary

Total assessments	676,720
Total exemptions	
Net assessment	676,720

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0895
 Mkt/sale :
 Assmt/sale: .7627

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	.030	7,500	225		225	158
Residual		1,307					

.950 acres

Total land value

200,225

140,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2012

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,248	312,730
Heating	Yes	A/C	Yes			8,970
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas	20,500
Attic	None	Attic size:				
Additions						244,106
Other Features	Mason Trim	M Stks RR				35,607
Sub-Total						621,913
Grade	A-	Factor	1.4500			901,774
CDU		C&D Factor	1.00			901,774
Depreciation				15 %		766,508
				Computed cost value @ 70%		536,556

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	746	33,422
G Garages	FSF Full-story fin o/gar	534	35,769
L Living Area	AIR Air conditioning	534	1,623
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	BSMT Basement addition	194	3,575
L Living Area	FRFF Frame first floor	194	22,209
L Living Area	AIR Air conditioning	194	590
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	AIR Air conditioning	392	1,192
L Living Area	BSMT Basement addition	97	1,788
L Living Area	FRFF Frame first floor	97	11,105
L Living Area	AIR Air conditioning	97	295
L Living Area	BSMT Basement addition	399	7,353
L Living Area	FRFF Frame first floor	399	45,678
L Living Area	AIR Air conditioning	399	1,213
P Porches, Patios, Decks	DECK Wood deck	270	7,152
P Porches, Patios, Decks	BPAT Brick/flagstone pati	352	8,027
P Porches, Patios, Decks	BPAT Brick/flagstone pati	312	7,115
Total additions			244,106

