

Property at 00315 NORTHINGTON DRIVE

Prop ID 4910315

Printed 07-Feb-2024 9:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SUN HO WAI
 Second name:
 Address: 315 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910315 Neigh.: Zone: R40 Vol: 663 Page: 417

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.01	50
Resident Dwelling	1.00	621,450
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jun-2013
 Sale price: 887,720
 Sale valid:

Values

Mkt value :
 Cost value: 1,090,257

Summary

Total assessments	763,180	
Total exemptions		
Net assessment	763,180	

Utilities

	Water	Connecticut
	Sewer	None
	Gas	None

Sales ratios

Cost/sale : 1.2282
 Mkt/sale :
 Assmt/sale: .8597

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	.010	7,500	75			75	53
Residual		436						

.930 acres

Total land value

200,075

140,053

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	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	5
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	3
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
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: 2012

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,214	501,380
Basement	Full			
Heating	Yes	A/C Yes		14,290
Plumbing	5 F/B	H/B 3 Add'l fix.	1 Wh/p	24,000
Attic	None	Attic size:		
Additions				177,647
Other Features		M Stks		3,000
Sub-Total				720,317
Grade	A-	Factor 1.4500		1,044,460
CDU		C&D Factor 1.00		1,044,460
Depreciation		15 %		887,791
		Computed cost value @ 70%		621,454

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	BSMT Basement addition	420	7,740
L Living Area	AIR Air conditioning	420	1,277
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	AIR Air conditioning	360	1,094
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	BSMT Basement addition	70	1,290
L Living Area	AIR Air conditioning	70	213
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
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284

Total additions 177,647

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2021	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

