

Property at 00326 NORTHINGTON DRIVE

Prop ID 4910326

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Administrative Information

Owner name: MILLS ERIC & ARIELLA TRUSTEES
 Second name:
 Address: 326 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910326 Neigh.: Zone: R40 Vol: 800 Page: 1092

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.02	110
Resident Dwelling	1.00	504,720
Resident Outbldg	2.00	27,510

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 10-Dec-2012
 Sale price: 848,808
 Sale valid:

Values

Mkt value :
 Cost value: 960,486

Summary

Total assessments	672,340
Total exemptions	
Net assessment	672,340

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1316
 Mkt/sale :
 Assmt/sale: .7921

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

Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
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	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0		
Total Rooms	10	Garage cars 3
Bedrooms	4	Unfinished area
Family Rooms	1	Dormer linear f
Full Baths	4	Masonry trim sf
Half Baths	1	Finish bsmt sz
Addtn'l fixtures	3	Rec Room Size 875
Whirlpools	1	Living area 4,002
Saunas		# Living Units 1
M/F stacks	1	
W/B stacks		
W/B openings		

Actual Year Built: 2012

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	312,730
Basement	Full		1,248	
Heating	Yes	A/C Yes		8,970
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	22,500
Attic	None	Attic size:		
Additions				215,887
Other Features		M Stks RR		24,928

Sub-Total		585,015
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		15 %
		Computed cost value @ 70%
		504,722

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	682	30,555
G Garages	FSF Full-story fin o/gar	626	41,932
L Living Area	AIR Air conditioning	626	1,903
L Living Area	BSMT Basement addition	418	7,703
L Living Area	FRFF Frame first floor	418	47,853
L Living Area	AIR Air conditioning	418	1,271
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
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
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
P Porches, Patios, Decks	BPAT Brick/flagstone pati	638	14,549

Total additions 215,887

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	34	544	110.5	2020	B	75,775	50	37,900
RS1 Frame Utility Shed	8	12	96	30.00	2020	C	2,880	50	1,400

Value at 70% 27,510

Value at 100% 39,300

