

Property at 00327 NORTHINGTON DRIVE

Prop ID 4910327

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Administrative Information

Owner name: DONNELLY DAVID M & TARA M
 Second name:
 Address: 327 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910327 Neigh.: Zone: R40 Vol: 657 Page: 050

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	597,590
Resident Outbldg	1.00	23,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Mar-2013
 Sale price: 300,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 1,087,500

Summary

Total assessments	761,250
Total exemptions	
Net assessment	761,250

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.6250
 Mkt/sale :
 Assmt/sale: 2.5375

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						

.920 acres

Total land value

200,000

140,000

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	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	2
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,780	416,620
Basement	Full			
Heating	Yes	A/C Yes		11,900
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				200,008
Other Features	Mason Trim	M Stks RR		46,133
Sub-Total				692,661
Grade	A-	Factor 1.4500		1,004,358
CDU		C&D Factor 1.00		1,004,358
Depreciation		15 %		853,704
		Computed cost value @ 70%		597,593

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	520	34,832
L Living Area	AIR Air conditioning	520	1,581
P Porches, Patios, Decks	FOFF Frame open first flo	278	16,937
L Living Area	BSMT Basement addition	484	8,919
L Living Area	FRFF Frame first floor	484	55,409
L Living Area	AIR Air conditioning	484	1,471
P Porches, Patios, Decks	FOFF Frame open first flo	308	18,765
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	5,838
P Porches, Patios, Decks	FOFF Frame open first flo	288	17,547

Total additions 200,008

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	34	612	110.5	2016	C	67,657	50	33,800
Value at 70%			23,660				Value at 100%		33,800

