

Property at 00334 NORTHINGTON DRIVE

Prop ID 4910334

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Administrative Information

Owner name: MACMILLIAN BRUCE S & KAREN L
 Second name:
 Address: 334 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910334 Neigh.: Zone: R40 Vol: 775 Page: 1019

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Jun-2022
Resident Land	.92	140,000				Sale price: 1,280,000
Resident Excess	.49	2,570				Sale valid:
Resident Dwelling	1.00	707,840				Values
Resident Outbldg	2.00	33,460				Mkt value :
						Cost value: 1,262,671
Summary			Utilities		Sales ratios	
Total assessments	883,870		Water	Connecticut	Cost/sale :	.9865
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	883,870		Gas	CNG	Assmt/sale:	.6905

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	.490	7,500	3,675			3,675	2,573
Residual		21,344						
1.410 acres				Total land value			203,675	142,573

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	2
Attic	04	Fully finished w	Addtn'l fixtures	2
Grade	57	AA-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	07	Attic	# Living Units	1
Basement	01	Full	M/F stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2009	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	3,449	500,370
Basement	Full			
Heating	Yes	A/C Yes		14,220
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	25,500
Attic	Fully finished w/WH	Attic size: 1,778		53,402
Additions				90,470
Other Features	Mason Trim WB Stks M Stks RR			38,322
Sub-Total				722,284
Grade	AA-	Factor 1.7500		1,263,997
CDU		C&D Factor 1.00		1,263,997
Depreciation		20 %		1,011,198
		Computed cost value @ 70%		707,839

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame GT 65		858	38,440
L Living Area	UATT Unfinished attic		286	5,007
L Living Area	FRUF Frame upper full		306	25,621
L Living Area	AIR Air conditioning		306	930
P Porches, Patios, Decks	BPAT Brick/flagstone pati		684	15,598
P Porches, Patios, Decks	FOFF Frame open first flo		50	3,046
P Porches, Patios, Decks	FOFF Frame open first flo		30	1,828
Total additions				90,470

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2023	B	90,262	50	45,100
RS1 Frame Utility Shed	12	12	144	30.00	2023	B	5,443	50	2,700
Value at 70%			33,460				Value at 100%		47,800

