Town of Avon Residential Property Card

Property at 00345 NORTHINGTON DRIVE | Prop ID 4910345 | Printed 18-Jun-2026 12:01 PM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: IBRAHIM IBRAHIM A & AYA
Second name:
Address: 345 NORTHINGTON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 4910345 Neigh.: Zone: R40 Vol: 812 Page: 680

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwellng	1.00	573,780
Resident Outbldg	2.00	16,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Nov-2023
Sale price: 1,100,000
Sale valid:

Values

Mkt value :
Cost value: 1,042,886

Summary

Total assessments	730,020
Total exemptions	
Net assessment	730,020

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9481
Mkt/sale :
Assmt/sale: .6637

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
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	07	Hardwood/Carpeti
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	300
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	1	Rec Room Size	740
Whirlpools	1	Living area	4,943
Saunas		# Living Units	1
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 2012

Building Valuation Summary

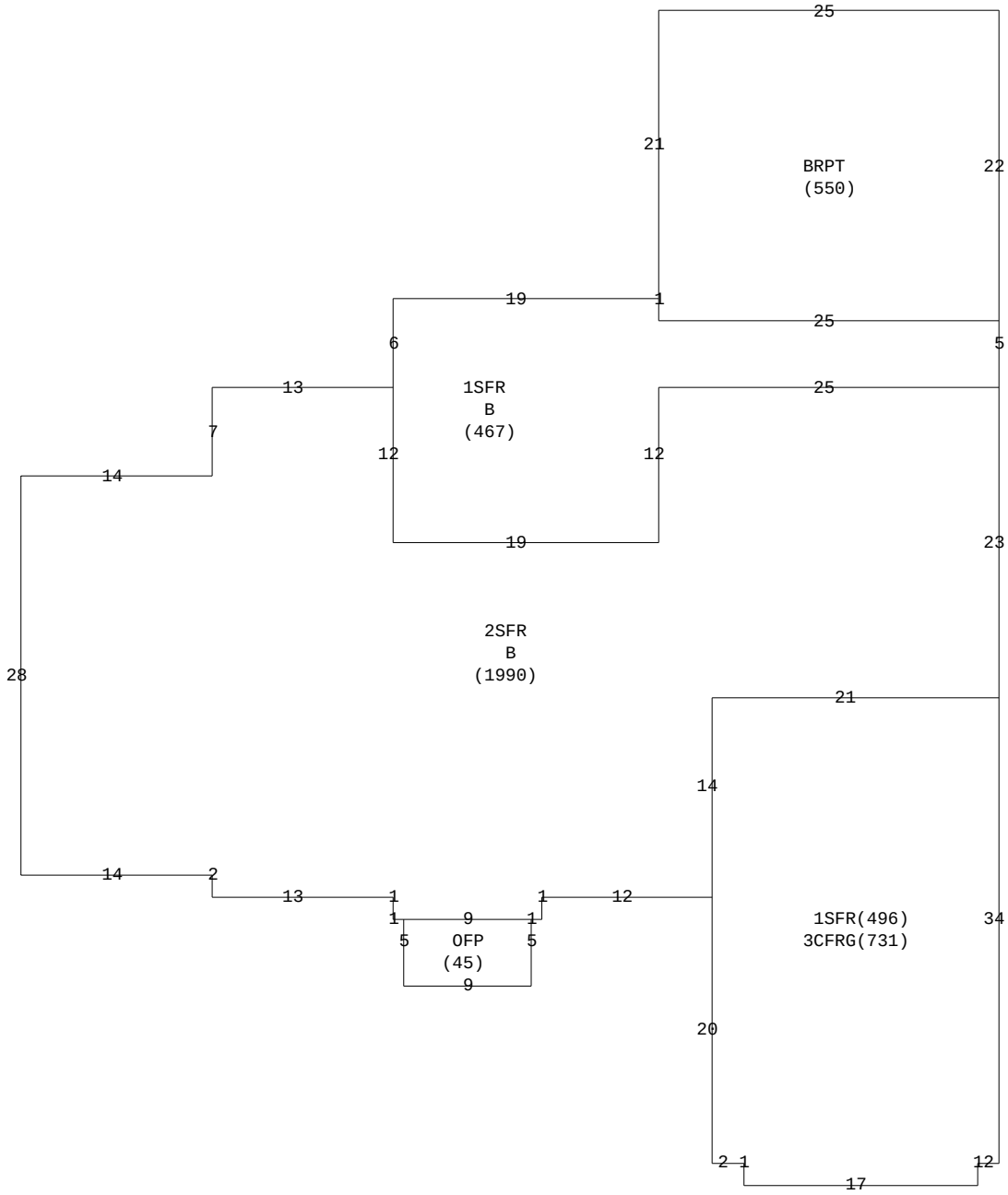
				Area	
Dwelling	Frame	2 story w/bsmt		1,990	457,630
Basement	Full				
Heating	Yes	A/C Yes			13,050
Plumbing	4 F/B	1 H/B	1 Add'l fix. 1 Wh/p	Saunas	21,500
Attic	None		Attic size:		
Additions					146,255
Other Features	Mason Trim		M Stks RR		26,628
Sub-Total					665,063
Grade	A-	Factor 1.4500			964,341
CDU		C&D Factor 1.00			964,341
Depreciation		15 %			819,690
		Computed cost value @ 70%			573,783

Building additions

Category		Type		Area	Value
G	Garages	FRL	Attached frame GT 65	731	32,750
G	Garages	FSF	Full-story fin o/gar	496	33,224
L	Living Area	AIR	Air conditioning	496	1,508
P	Porches, Patios, Decks	FOFF	Frame open first flo	45	2,742
L	Living Area	BSMT	Basement addition	467	8,606
L	Living Area	FRFF	Frame first floor	467	53,463
L	Living Area	AIR	Air conditioning	467	1,420
P	Porches, Patios, Decks	BPAT	Brick/flagstone pati	550	12,542
			Total additions		146,255

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	10	12	120	30.00	2025	C	3,600	50	1,800
RP1 Pool w/ Plastic Linr	18	36	648	52.35	2025	B	42,743	50	21,400

Value at 70% 16,240 Value at 100% 23,200

Property at 00345 NORTHINGTON DRIVE Prop ID 4910345 Card 01 Scale: 1" = 12.82 feet