

Property at 00348 NORTHINGTON DRIVE

Prop ID 4910348

Printed 06-Apr-2026 1:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARWIN CHARLES & NICOLE
 Second name:
 Address: 348 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4910348 Neigh.: Zone: R40 Vol: 744 Page: 659

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Aug-2020
Resident Land	.92	140,000				Sale price: 760,000
Resident Excess	.11	580				Sale valid:
Resident Dwelling	1.00	604,550				Values
Resident Outbldg	2.00	30,030				Mkt value :
						Cost value: 1,107,371
Summary			Utilities		Sales ratios	
Total assessments		775,160	Water	Connecticut	Cost/sale :	1.4571
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		775,160	Gas	CNG	Assmt/sale:	1.0199

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	.110	7,500	825			825	578
Residual		4,792						
		1.030 acres		Total land value			200,825	140,578

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	300
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,675
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,877
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2013	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,730	406,860
Basement	Full				
Heating	Yes	A/C Yes			11,620
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		26,500
Additions					205,689
Other Features	Mason Trim	M Stks RR			50,059
Sub-Total					700,728
Grade	A-	Factor 1.4500			1,016,056
CDU		C&D Factor 1.00			1,016,056
Depreciation		15 %			863,648
Computed cost value @ 70%					604,554

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	777	34,811
G Garages	FSF Full-story fin o/gar	440	29,473
L Living Area	AIR Air conditioning	440	1,338
L Living Area	BSMT Basement addition	375	6,911
L Living Area	FRFF Frame first floor	375	42,930
L Living Area	AIR Air conditioning	375	1,140
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
L Living Area	BSMT Basement addition	182	3,354
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	AIR Air conditioning	182	553

Total additions 205,689

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	44	880	74.05	2021	B	82,107	50	41,100
RS1 Frame Utility Shed	10	12	120	30.00	2021	C	3,600	50	1,800
Value at 70%	30,030		Value at 100%				42,900		

