

Property at 00005 SOUTHGATE

Prop ID 5390005

Printed 05-Feb-2026 8:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NIEMANN SHIRINE N
 Second name:
 Address: 5 SOUTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 5390005 Neigh.: Zone: R30 Vol: 575 Page: 570

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 16-May-2008	
Resident Land	.93 122,500			Sale price: 615,000	
Resident Dwelling	1.00 377,240			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	713,914
Summary		Utilities		Sales ratios	
Total assessments	499,740	Water	Connecticut	Cost/sale :	1.1608
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	499,740	Gas	CNG	Assmt/sale:	.8126

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.934	175,000	175,000		175,000	122,500
Primary Site		40,685					
		.934 acres		Total land value		175,000	122,500

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,364	335,380	
Basement	Full with walk				
Heating	Yes	A/C Yes		9,610	
Plumbing	3 F/B	2 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		18,000	
Additions				105,138	
Other Features	WB Stks		RR	27,425	
Sub-Total				495,553	
Grade	A-	Factor 1.4500		718,552	
CDU		C&D Factor 1.00		718,552	
Depreciation		25 %		538,914	
		Computed cost value @ 70%		377,240	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	744	33,333
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	156	2,875
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	AIR Air conditioning	156	474
P Porches, Patios, Decks	DECK Wood deck	324	8,583

Total additions 105,138

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	5
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	3
Garage	03	Built-in 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	825
Interior Cond	05	Good	Living area	3,484
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2003	

