

Property at 00021 SOUTHGATE

Prop ID 5390021

Printed 08-Feb-2024 9:03 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NGUYEN LIEM T
Second name:
Address: 21 SOUTHGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 5390021 Neigh.: Zone: R40 Vol: 650 Page: 391

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Nov-2012
Resident Land	.92	91,880				Sale price: 545,000
Resident Dwelling	1.00	391,270				Sale valid:
					Values	
Resident Excess	.75	3,910				Mkt value : Cost value: 695,800
Summary			Utilities		Sales ratios	
Total assessments		487,060	Water	Connecticut	Cost/sale :	1.2767
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		487,060	Gas	CNG	Assmt/sale:	.8937

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		.25	131,250	91,875
Primary Site		40,075						
RES	12	.745	7,500	5,588			5,588	3,912
Residual		32,452						
1.665 acres				Total land value			136,838	95,787

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,372	336,940
Basement	Full with walk					
Heating	Yes	A/C Yes				9,650
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:				
Additions						143,147
Other Features	WB Stks					6,750
Sub-Total						513,987
Grade	A-	Factor 1.4500				745,281
CDU		C&D Factor 1.00				745,281
Depreciation		25 %				558,961
					Computed cost value @ 70%	391,273

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	AIR Air conditioning	330	1,003
L Living Area	FRUF Frame upper full	64	5,359
L Living Area	AIR Air conditioning	64	195
P Porches, Patios, Decks	DECK Wood deck	279	7,391
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85
Total additions			143,147

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	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2003	

