

Property at 00056 NORTHGATE

Prop ID 3310056

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Administrative Information

Owner name: SPINELL JANET C  
 Second name:  
 Address: 56 NORTHGATE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:  
 Lot: 3310056 Neigh.: Zone: R40 Vol: 602 Page: 622

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-Apr-1993
Resident Land	.92	122,500			Sale price: 540,000
Resident Excess	.27	1,400			Sale valid:
Resident Dwelling	1.00	373,410			Values
					Mkt value :
					Cost value: 710,440
Summary		Utilities		Sales ratios	
Total assessments		497,310	Water Avon	Cost/sale :	1.3156
Total exemptions			Sewer Public sewer	Mkt/sale :	
Net assessment		497,310	Gas CNG	Assmt/sale:	.9209

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					
RES	12	.266	7,500	1,995		1,995	1,400
Residual		11,587					
		1.186 acres		Total land value		176,995	123,900

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	3 Rec Room Size
Grade	50	A	Whirlpools	1 Living area 4,674
Garage	23	Attached 3 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1993	

Building Valuation Summary

		Area			
Dwelling	Masonry	2 story w/bsmt	1,886	322,650	
Basement	Full				
Heating	Yes	A/C Yes		9,320	
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 19,600
Attic	None			Attic size:	
Additions					95,300
Other Features	WB Stks		Unfin 3,500		12,000
Sub-Total					458,870
Grade	A	Factor 1.5500			711,250
CDU		C&D Factor 1.00			711,250
Depreciation		25 %			533,440
				Computed cost value @ 70%	373,410

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	302	3,900
L Living Area	FRFF Frame first floor	302	24,400
L Living Area	AIR Air conditioning	302	600
L Living Area	BSMT Basement addition	48	600
L Living Area	FRFF Frame first floor	48	3,900
L Living Area	AIR Air conditioning	48	100
L Living Area	OVER Frame Overhang	52	3,400
L Living Area	AIR Air conditioning	52	100
G Garages	FRL Attached frame GT 65	974	30,800
G Garages	FSF Full-story fin o/gar	500	23,600
L Living Area	AIR Air conditioning	500	1,100
P Porches, Patios, Decks	BPAT Brick/flagstone pati	176	2,800
Total additions			95,300

