

Property at 00117 NORTHGATE

Prop ID 3310117

Printed 08-Aug-2017 2:25 PM Design and Layout (C) Right/Angles

**Administrative Information**  
 Owner name: ESTEVES MICHAEL J AND  
 Second name: BYRNES-ESTEVES KATHLEEN A  
 Address: 117 NORTHGATE  
 City/state: AVON CT Zip: 06001

**Building Valuation Summary**

Dwelling	Frame	2 story w/bsmt	Area	2,180	345,350
Basement	Full				
Heating	Yes	A/C Yes			10,470
Plumbing	4 F/B	2 H/B	5 Add'l fix.	1 Wh/p	Saunas 20,600
Attic	None			Attic size:	
Additions					98,600
Other Features		WB Stks	RR		27,030
<b>Sub-Total</b>					502,050
Grade	A+		Factor 1.6700		838,420
CDU			C&D Factor 1.00		838,420
Depreciation			20 %		670,740
Computed cost value @ 70%					469,518

<b>Location Information</b>			
Map: 017	Clerk map:		
Lot: 3310117	Neigh.:	Zone: R40	Vol: 548 Page: 1277
<b>Assessments</b>		<b>Exemptions</b>	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	122,500	
Resident Dwelling	1.00	469,520	
Resident Excess	.01	70	
Resident Outbldg	1.00	1,340	
<b>Summary</b>		<b>Utilities</b>	
Total assessments	593,430	Water	Avon
Total exemptions		Sewer	Public sewer
Net assessment	593,430	Gas	CNG
		<b>Last sale</b>	
		Sale date: 29-Sep-2006	
		Sale price: 975,000	
		Sale valid: Y	
		<b>Values</b>	
		Mkt value :	
		Cost value: 847,757	
		<b>Sales ratios</b>	
		Cost/sale : .8695	
		Mkt/sale :	
		Assmt/sale: .6086	

**Building additions**

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	27,300
G Garages	FSF Full-story fin o/gar	492	23,200
L Living Area	AIR Air conditioning	492	1,100
L Living Area	BSMT Basement addition	308	4,000
L Living Area	FRFF Frame first floor	308	24,900
L Living Area	AIR Air conditioning	308	700
L Living Area	BSMT Basement addition	96	1,200
L Living Area	FRFF Frame first floor	96	7,800
L Living Area	AIR Air conditioning	96	200
P Porches, Patios, Decks	BPAT Brick/flagstone pati	414	6,700
L Living Area	BSMT Basement addition	16	200
L Living Area	FRFF Frame first floor	16	1,300

Total additions 98,600

**Outbuilding Information**

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	20.00	2017	C	3,840	50	1,920
Utility Shed									
Value at 70%		1,344		Value at 100%		1,920			

**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	.013	7,500	98			98	70
Residual		566						
		.933 acres		Total land value			175,098	122,570

**Residential Dwelling Information**

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
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/Carpeti	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	53	A+	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 1999	

