

Property at 00072 NORTHINGTON DRIVE

Prop ID 4910072

Printed 28-Jul-2015 8:26 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: GALATI ALEXANDER C AND
 Second name: KIMBERLY M
 Address: 72 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,790	295,320
Basement	Full with walk				
Heating	Yes	A/C Yes			8,950
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas 17,700
Attic	None			Attic size:	
Additions					116,700
Other Features	Mason Trim WB Stks	Unfin	3,500		36,280
Sub-Total					474,950
Grade	A+	Factor 1.6700			793,170
CDU		C&D Factor 1.00			793,170
Depreciation		20 %			634,540
Computed cost value @ 70%					444,180

Location Information			
Map: 017	Clerk map: 08 025		
Lot: 4910072	Neigh.: Zone: R40	Vol: 687	Page: 823
Assessments		Exemptions	
Assmt category	Qty	Amount	
Resident Land	.92	192,500	
Resident Excess	.17	910	
Resident Dwelling	1.00	444,180	
Summary		Utilities	
Total assessments	637,590	Water Avon	
Total exemptions		Sewer Public sewer	
Net assessment	637,590	Gas CNG	
		Last sale	
		Sale date: 06-Jul-2015	
		Sale price: 1,000,000	
		Sale valid:	
		Values	
		Mkt value :	
		Cost value: 910,840	
		Sales ratios	
		Cost/sale : .9108	
		Mkt/sale :	
		Assmt/sale: .6376	

Building additions

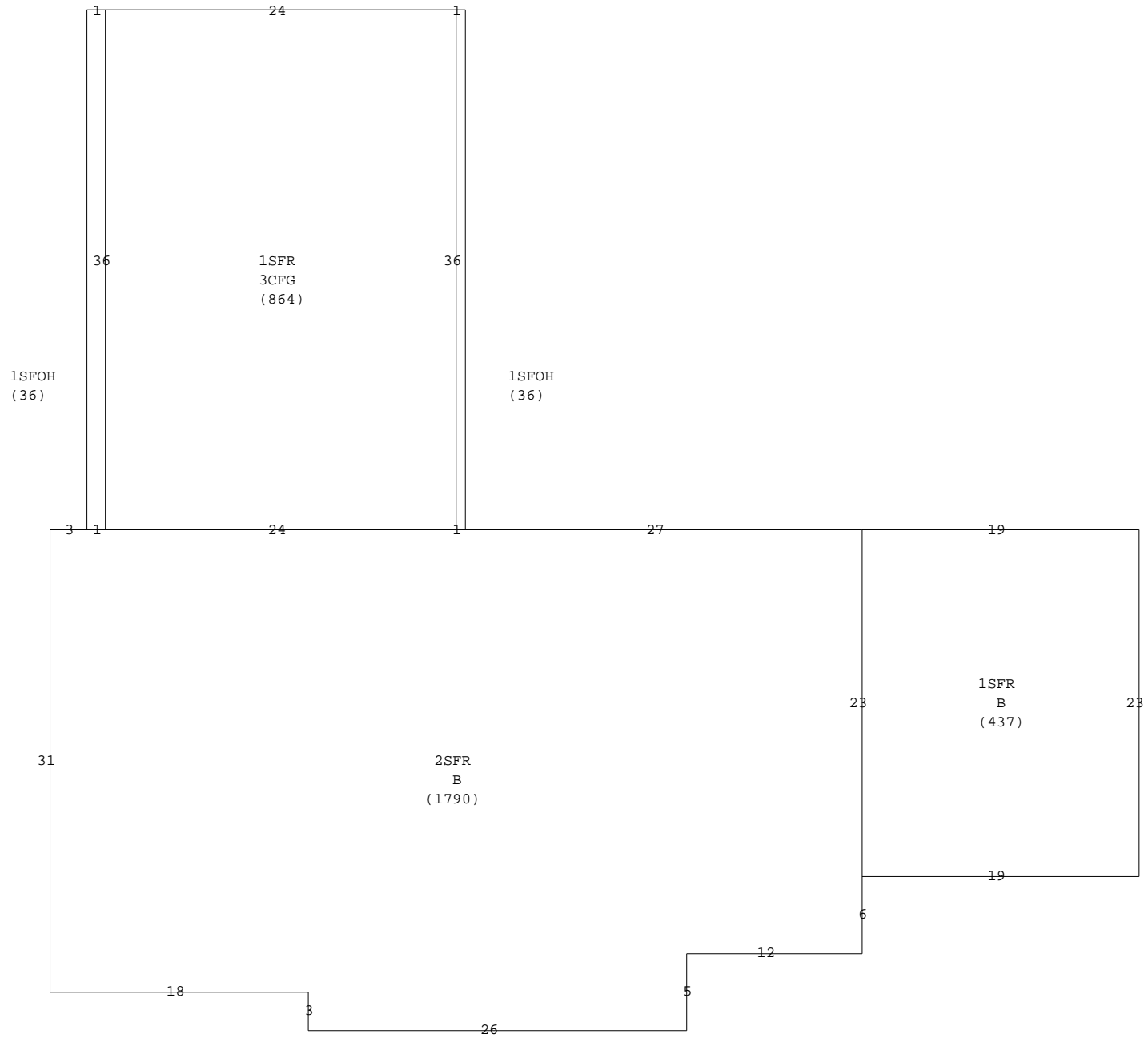
Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	27,300
G Garages	FSF Full-story fin o/gar	864	40,800
L Living Area	AIR Air conditioning	864	1,900
L Living Area	OVER Frame Overhang	36	2,300
L Living Area	OVER Frame Overhang	36	2,300
L Living Area	AIR Air conditioning	72	200
L Living Area	BSMT Basement addition	437	5,700
L Living Area	FRFF Frame first floor	437	35,300
L Living Area	AIR Air conditioning	437	900
Total additions			116,700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	275,000	275,000		275,000	192,500
Primary Site		40,075					
RES	12	.173	7,500	1,298		1,298	910
Residual		7,536					
1.093 acres				Total land value		276,298	193,410

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/Carpeti	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	512
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,140
Interior Cond	05	Good	Living area	4,953
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1999				



LOT LINE REVISION MAP #08/25 7/3/08 ADD .039 ACS FROM 64 OLD KINGS RD