

Property at 00024 WINDING LANE

Prop ID 4640024

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Administrative Information

Owner name: TOURVILLE PATRICK T & BETTY A
 Second name:
 Address: 24 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640024 Neigh.: Zone: R40 Vol: 791 Page: 1255

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jul-1962
Resident Land	.92	105,000				Sale price:
Resident Dwelling	1.00	173,160				Sale valid:
Resident Outbldg	1.00	1,750				Values
						Mkt value :
Resident Excess	.18	950				Cost value: 401,229
Summary			Utilities		Sales ratios	
Total assessments		280,860	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		280,860	Gas	None		Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.180	7,500	1,350			1,350	945
Residual		7,841						
		1.100 acres		Total land value			151,350	105,945

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,476	240,730
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	1 Wh/p	Saunas	7,500
Attic	None	Attic size:			
Additions					94,894
Other Features		WB Stks			9,250
Sub-Total					352,374
Grade	C+	Factor 1.0800			380,564
CDU		C&D Factor 1.00			380,564
Depreciation		35 %			247,367
Computed cost value @ 70%					173,157

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	126	14,425
G Garages	FR Attached frame LE 65	378	17,461
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRFF Frame first floor	252	28,849
Total additions			94,894

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00		C	5,040	50	2,500
Utility Shed									
Value at 70%		1,750	Value at 100%		2,500				

