

Property at 00025 WINDING LANE

Prop ID 4640025

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Administrative Information

Owner name: KNOFF CHRISTOPHER AND
 Second name: FARRELL MARY
 Address: 25 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640025 Neigh.: Zone: R40 Vol: 375 Page: 574

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Sep-1999
Resident Land	.92	105,000				Sale price: 175,500
Resident Dwelling	1.00	174,530				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value: 399,400	
Summary			Utilities		Sales ratios	
Total assessments		279,580	Water	Well	Cost/sale : 2.2758	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		279,580	Gas	None	Assmt/sale: 1.5930	

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	.010	7,500	75			75	53
Residual		436						
				.930 acres	Total land value		150,075	105,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,344	223,360
Basement	Full				
Heating	Yes	A/C Yes			6,400
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					105,661
Other Features		WB Stks			9,250
Sub-Total					355,171
Grade	C+	Factor 1.0800			383,585
CDU		C&D Factor 1.00			383,585
Depreciation		35 %			249,330
Computed cost value @ 70%					174,531

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	556	24,406
P Porches, Patios, Decks	FEFF Frame enclosed first	320	30,516
L Living Area	FRFF Frame first floor	68	7,785
L Living Area	AIR Air conditioning	68	207
L Living Area	OVER Frame Overhang	6	550
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	BPAT Brick/flagstone pati	380	8,666

Total additions 105,661

