

Property at 00030 WINDING LANE

Prop ID 4640030

Printed 07-Feb-2024 7:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STIEBER RACHEL B AND
 Second name: JESSE J
 Address: 30 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640030 Neigh.: Zone: R40 Vol: 720 Page: 1251

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 19-Dec-2012
Resident Dwelling	1.00	201,230			Sale price: 350,000
Resident Outbldg	1.00	1,260			Sale valid:

Values	
Mkt value :	
Cost value:	440,543

Summary

Summary		Utilities		Sales ratios	
Total assessments	308,380	Water	Well	Cost/sale :	1.2587
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	308,380	Gas	None	Assmt/sale:	.8811

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	.170	7,500	1,275			1,275	893
Residual		7,405						

1.090 acres	Total land value	151,275	105,893
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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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,300
Interior Cond	05	Good	Living area	2,072
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1966	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,566
Basement	Full		252,580
Heating	Yes	A/C Yes	7,230
Plumbing	3 F/B	1 H/B 3 Add'l fix.	15,000
Attic	None	Wh/p	
Additions		Attic size:	
Other Features		WB Stks	96,819
		RR	37,877
Sub-Total			409,506
Grade	C+	Factor 1.0800	442,266
CDU		C&D Factor 1.00	442,266
Depreciation		35 %	287,473
		Computed cost value @ 70%	201,231

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	506	57,927
P Porches, Patios, Decks	DECK Wood deck	530	14,040
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	506	1,538

Total additions	96,819
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2013	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

