

Property at 00031 WINDING LANE

Prop ID 4640031

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

Administrative Information

Owner name: JOHNSTON MARC
 Second name:
 Address: 31 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640031 Neigh.: Zone: R40 Vol: 763 Page: 434

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Jul-2021
Resident Land	.92	105,000				Sale price: 250,000
Resident Dwelling	1.00	135,940				Sale valid:
					Values	
Resident Excess	.05	260				Mkt value :
					Cost value: 344,571	
Summary			Utilities		Sales ratios	
Total assessments		241,200	Water	Well	Cost/sale :	1.3783
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		241,200	Gas	None	Assmt/sale:	.9648

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	.050	7,500	375			375	263
Residual		2,178						
							.970 acres	
							Total land value	
							150,375	
							105,263	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,684
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	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,369	226,650
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					60,370
Other Features		WB Stks			6,750
Sub-Total					298,770
Grade	C	Factor 1.0000			298,770
CDU		C&D Factor 1.00			298,770
Depreciation		35 %			194,201
Computed cost value @ 70%					135,941

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	315	36,062
G Garages	FR Attached frame LE 65	378	17,461
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
P Porches, Patios, Decks	BPAT Brick/flagstone pati	156	3,557
Total additions			60,370

