

Property at 00043 WINDING LANE

Prop ID 4640043

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

Administrative Information

Owner name: MINKUS ALAN & VIRGINIA TRS
Second name:
Address: 43 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640043 Neigh.: Zone: R40 Vol: 759 Page: 662

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	193,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Mar-1984
Sale price: 126,000
Sale valid:

Values

Resident Excess	.04	210
Mkt value :		
Cost value:		426,900

Summary

Total assessments	298,830
Total exemptions	
Net assessment	298,830

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.3881
Mkt/sale :
Assmt/sale: 2.3717

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	.040	7,500	300			300	210
Residual		1,742						

.960 acres

Total land value

150,300

105,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2,218
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1966	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		928	250,230
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	9,000
Additions					90,969
Other Features		WB Stks			13,500

Sub-Total				363,699
Grade	B-	Factor 1.1700		425,528
CDU		C&D Factor 1.00		425,528
Depreciation		35 %		276,593
		Computed cost value @ 70%		193,615

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	BSMT Basement addition	330	6,081
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	DECK Wood deck	240	6,358
G Garages	FR Attached frame LE 65	525	23,197
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	OVER Frame Overhang	32	2,931

Total additions 90,969

