

Property at 00044 WINDING LANE

Prop ID 4640044

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Administrative Information

Owner name: LEONARD JAMES T AND
 Second name: EVELYN G TRUSTEES
 Address: 44 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640044 Neigh.: Zone: R40 Vol: 756 Page: 238

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.92	105,000			Sale date:	12-Jul-1988
Resident Dwelling	1.00	209,920			Sale price:	305,900
Resident Outbldg	1.00	2,240			Sale valid:	
					Values	
Resident Excess	.55	2,890			Mkt value :	
					Cost value:	457,214

Summary

		Utilities		Sales ratios	
Total assessments	320,050	Water	Well	Cost/sale :	1.4947
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	320,050	Gas	None	Assmt/sale:	1.0463

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	.550	7,500	4,125		4,125	2,888
Residual		23,958					
1.470 acres				Total land value		154,125	107,888

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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	800
Basement	Full		225,230
Heating	Yes	A/C Yes	6,500
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas 9,000
Attic	None	Attic size:	
Additions			127,070
Other Features	WB Stks	RR	26,532
Sub-Total			394,332
Grade	B-	Factor 1.1700	461,368
CDU		C&D Factor 1.00	461,368
Depreciation		35 %	299,889
Computed cost value @ 70%			209,922

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	BSMT Basement addition	136	2,506
P Porches, Patios, Decks	FEFF Frame enclosed first	280	26,701
G Garages	FR Attached frame LE 65	550	24,172
P Porches, Patios, Decks	DECK Wood deck	340	9,007
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	136	413

Total additions 127,070

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	18	12	216	30.00		C	6,480	50	3,200
Utility Shed									
Value at 70%			2,240	Value at 100%			3,200		

