

Property at 00050 WINDING LANE

Prop ID 4640050

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

Administrative Information

Owner name: LAMPHERE JAYME AND
 Second name: PHAN PHUC
 Address: 50 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640050 Neigh.: Zone: R40 Vol: 694 Page: 482

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jan-2016
Resident Land	.92	105,000				Sale price: 389,000
Resident Dwelling	1.00	310,030				Sale valid:
Resident Outbldg	1.00	16,800				Values
Resident Excess	.37	1,940				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	433,770		Water	Well	Cost/sale :	1.5930
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	433,770		Gas	None	Assmt/sale:	1.1151

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	.370	7,500	2,775			2,775	1,943
Residual	16,117							
1.290 acres		Total land value		152,775	106,943			

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,624	260,210
Basement	Full				
Heating	Yes	A/C Yes			7,440
Plumbing	4 F/B	H/B Add'l fix.	Wh/p	Saunas	15,000
Attic	None	Attic size:			
Additions					286,235
Other Features		WB Stks			13,500
Sub-Total					582,385
Grade	B-	Factor 1.1700			681,390
CDU		C&D Factor 1.00			681,390
Depreciation		35 %			442,904
Computed cost value @ 70%					310,033

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	1,880	215,224
G Garages	FRL Attached frame GT 65	748	33,512
P Porches, Patios, Decks	DECK Wood deck	66	1,748
P Porches, Patios, Decks	DECK Wood deck	338	8,954
L Living Area	FRFF Frame first floor	112	12,822
P Porches, Patios, Decks	FOFF Frame open first flo	130	7,920
L Living Area	AIR Air conditioning	1,880	5,715
L Living Area	AIR Air conditioning	112	340
Total additions			286,235

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2021	C	47,984	50	24,000
Value at 70%		16,800	Value at 100%		24,000				

Scale: 1" = 11.46 feet