

Property at 00051 WINDING LANE

Prop ID 4640051

Printed 07-Feb-2024 7:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STINCHON MICHAEL R JR AND
Second name: SHEA SARA B
Address: 51 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640051 Neigh.: Zone: R40 Vol: 657 Page: 425

Assessments

Assmt category	Qty	Amount
Resident Land	.91	105,000
Resident Dwelling	1.00	197,690
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Mar-2013
Sale price: 365,000
Sale valid:

Values

Mkt value :
Cost value: 434,514

Summary

Total assessments	304,160
Total exemptions	
Net assessment	304,160

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1904
Mkt/sale :
Assmt/sale: .8333

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.910	150,000	150,000			150,000	105,000
Primary Site		39,640						

.910 acres

Total land value

150,000

105,000

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	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,566	252,580
Basement	Full			
Heating	Yes	A/C Yes		7,230
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				155,139
Other Features	Mason Trim	WB Stks		9,545
Sub-Total				434,494
Grade	C	Factor 1.0000		434,494
CDU		C&D Factor 1.00		434,494
Depreciation		35 %		282,421
		Computed cost value @ 70%		197,695

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	AIR Air conditioning	322	979
L Living Area	FRFF Frame first floor	612	70,062
L Living Area	AIR Air conditioning	612	1,860
P Porches, Patios, Decks	DECK Wood deck	608	16,106

Total additions 155,139

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

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Prop ID 4640051 Card 01

Scale: 1" = 11.16 feet

