

Property at 00064 WINDING LANE

Prop ID 4640064

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

Administrative Information

Owner name: WALLACE-LOUIZOS ROSE
Second name:
Address: 64 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640064 Neigh.: Zone: R40 Vol: 711 Page: 929

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 24-Jul-2017
Resident Land	.92	105,000			Sale price: 340,000
Resident Dwelling	1.00	205,200			Sale valid:
Resident Outbldg	1.00	2,100			

Values

Resident Excess	.03	160	Mkt value :	
			Cost value:	446,371

Summary

Total assessments	312,460	Water Well	Cost/sale :	1.3129
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	312,460	Gas None	Assmt/sale:	.9190

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	.030	7,500	225		225	158
Residual	1,307						

.950 acres Total land value 150,225 105,158

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 350
Grade	37	B-	Whirlpools Living area 2,540
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1962

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		768	218,990
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	Saunas 8,500
Attic	None	Attic size:		
Additions				136,761
Other Features	WB Stks	RR		21,207
Sub-Total				385,458
Grade	B-	Factor 1.1700		450,986
CDU		C&D Factor 1.00		450,986
Depreciation		35 %		293,141
		Computed cost value @ 70%		205,199

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	FRUF Frame upper full	440	36,841
L Living Area	BSMT Basement addition	440	8,108
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	DECK Wood deck	208	5,510
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327

Total additions 136,761

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	20	200	30.00		C	6,000	50	3,000
Utility Shed									
Value at 70%	2,100						Value at 100%		3,000

