

Property at 00071 WINDING LANE

Prop ID 4640071

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Administrative Information

Owner name: LUDWIG ALEXIS A AND
Second name: CASONE MICHAEL A
Address: 71 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640071 Neigh.: Zone: R40 Vol: 739 Page: 233

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 21-Apr-2020
Resident Dwelling	1.00	161,850			Sale price: 319,500
Resident Outbldg	1.00	980			Sale valid:
					Values
Resident Excess	.06	320			Mkt value :
					Cost value: 383,071

Summary

Total assessments	268,150	Water Well	Sales ratios
Total exemptions		Sewer Public sewer	Cost/sale : 1.1990
Net assessment	268,150	Gas None	Mkt/sale :
			Assmt/sale: .8393

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	.060	7,500	450		450	315
Residual	2,614						
				.980 acres	Total land value	150,450	105,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	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	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	550
Air Condition	99	None	Whirlpools	1,758
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1960	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	720	209,610
Basement	Full			
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				67,063
Other Features	WB Stks	RR		18,862
Sub-Total				304,035
Grade	B-	Factor 1.1700		355,721
CDU		C&D Factor 1.00		355,721
Depreciation		35 %		231,219
Computed cost value @ 70%				161,853

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	BPAT Brick/flagstone pati	270	6,157
Total additions			67,063

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	8	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

