

Property at 00072 WINDING LANE

Prop ID 4640072

Printed 05-Sep-2025 4:24 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BURWOOD KEITH R & ANNE M TTEES
 Second name:
 Address: 72 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640072 Neigh.: Zone: R40 Vol: 806 Page: 658

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Nov-1998
Resident Land	.92	105,000			Sale price: 250,000
Resident Dwelling	1.00	194,260			Sale valid:
Resident Outbldg	2.00	2,450			

Values

Resident Excess	.15	790	Mkt value :	
			Cost value:	432,143

Summary

Total assessments	302,500	Water Well	Cost/sale :	1.7286
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	302,500	Gas None	Assmt/sale:	1.2100

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	.150	7,500	1,125		1,125	788
Residual	6,534						

1.070 acres

Total land value

151,125

105,788

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	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
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	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	768	218,990
Basement	Full				
Heating	Yes	A/C Yes			6,320
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					112,095
Other Features		WB Stks	RR		19,005
Sub-Total					364,910
Grade	B-	Factor 1.1700			426,945
CDU		C&D Factor 1.00			426,945
Depreciation		35 %			277,514
		Computed cost value @ 70%			194,260

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	344	39,381
L Living Area	BSMT Basement addition	344	6,339
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
P Porches, Patios, Decks	DECK Wood deck	431	11,417
L Living Area	AIR Air conditioning	344	1,046
L Living Area	AIR Air conditioning	32	97

Total additions 112,095

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RS1 Frame	10	14	140	30.00	2009	C	4,200	50	2,100
Utility Shed									
Value at 70%			2,450				Value at 100%		3,500

