

Property at 00078 WINDING LANE

Prop ID 4640078

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Administrative Information

Owner name: PEARSON JOHN K AND
Second name: KRISTINE A
Address: 78 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640078 Neigh.: Zone: Vol: 136 Page: 0210

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 09-May-1983
Resident Land	.92	105,000			Sale price: 124,900
Resident Dwelling	1.00	171,910			Sale valid:
Resident Outbldg	1.00	350			

Values

Resident Excess	.03	160			Mkt value :
					Cost value: 396,314

Summary

Total assessments	277,420	Water Well	Cost/sale :	3.1731
Total exemptions		Sewer Public sewer	Mkt/sale :	
Net assessment	277,420	Gas None	Assmt/sale:	2.2211

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	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	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	384
Air Condition	99	None	Whirlpools	1,840
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	768	218,990
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					73,488
Other Features		WB Stks	RR		21,956
Sub-Total					322,934
Grade	B-	Factor 1.1700			377,833
CDU		C&D Factor 1.00			377,833
Depreciation		35 %			245,591
Computed cost value @ 70%					171,914

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	BPAT Brick/flagstone pati	104	2,372
P Porches, Patios, Decks	DECK Wood deck	210	5,563
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	BSMT Basement addition	272	5,012

Total additions 73,488

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	6	36	30.00		C	1,080	50	500
Utility Shed									
Value at 70%					350	Value at 100%			
						500			

