

Property at 00081 WINDING LANE

Prop ID 4640081

Printed 07-Feb-2024 7:09 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CASEY NANCY C
Second name:
Address: 81 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640081 Neigh.: Zone: R40 Vol: 243 Page: 689

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Oct-1985
Resident Land	.92	105,000				Sale price: 140,000
Resident Dwelling	1.00	197,320				Sale valid:
Resident Outbldg	2.00	2,100				Values
Resident Excess	.05	260				Mkt value :
						Cost value: 435,257
Summary			Utilities		Sales ratios	
Total assessments	304,680		Water	Well	Cost/sale :	3.1090
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	304,680		Gas	None	Assmt/sale:	2.1763

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	.050	7,500	375			375	263
Residual	2,178							
		.970 acres		Total land value			150,375	105,263

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,000	230,450
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					145,040
Other Features		WB Stks	RR		15,558
Sub-Total					401,548
Grade	C+	Factor 1.0800			433,672
CDU		C&D Factor 1.00			433,672
Depreciation		35 %			281,887
		Computed cost value @ 70%			197,321

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	550	46,052
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	FRUF Frame upper full	300	25,119
P Porches, Patios, Decks	FOFF Frame open first flo	252	15,353

Total additions 145,040

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%	2,100						Value at 100%		3,000

