

Property at 00082 WINDING LANE

Prop ID 4640082

Printed 07-Feb-2024 7:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MILHEIRO JOSE A & MARIANA V
Second name:
Address: 82 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640082 Neigh.: Zone: R40 Vol: 677 Page: 466

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	192,450
Resident Outbldg	1.00	1,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Aug-2014
Sale price: 372,000
Sale valid:

Values

Mkt value :
Cost value: 426,657

Summary

Total assessments	298,660
Total exemptions	
Net assessment	298,660

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1469
Mkt/sale :
Assmt/sale: .8028

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	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	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	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	960	256,480
Basement	Full			
Heating	Yes	A/C Yes		7,380
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	Unfinished		Attic size: 400	Saunas
Additions				7,844
Other Features	Mason Trim	WB Stks	RR	46,671
				34,630

Sub-Total		361,505
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	422,961
Depreciation	35 %	422,961
	Computed cost value @ 70%	274,925
		192,448

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	593	15,709
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	BSMT Basement addition	48	885
L Living Area	AIR Air conditioning	48	146
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	AIR Air conditioning	30	91

Total additions 46,671

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									

Value at 70% 1,050

Value at 100% 1,500

