

Property at 00088 WINDING LANE

Prop ID 4640088

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Administrative Information

Owner name: FARRAH SUSANNE M
 Second name:
 Address: 88 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640088 Neigh.: Zone: R40 Vol: 355 Page: 598

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 31-Aug-1998
Resident Dwelling	1.00	193,150			Sale price: 227,500
Resident Outbldg	1.00	840			Sale valid:
					Values
Resident Excess	.09	470			Mkt value :
					Cost value: 427,800

Summary

Total assessments	299,460	Utilities		Sales ratios
Total exemptions		Water Well		Cost/sale : 1.8804
Net assessment	299,460	Sewer Septic		Mkt/sale :
		Gas None		Assmt/sale: 1.3163

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	.090	7,500	675		675	473
Residual	3,920						

1.010 acres Total land value 150,675 105,473

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 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 2,413
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1962

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 944	253,360
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				87,461
Other Features		WB Stks		13,500
Sub-Total				362,821
Grade	B-	Factor 1.1700		424,501
CDU		C&D Factor 1.00		424,501
Depreciation		35 %		275,926
Computed cost value @ 70%				193,148

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRUF Frame upper full	48	4,019
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	277	31,711

Total additions 87,461

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2013	C	2,400	50	1,200
Utility Shed									
Value at 70%				840	Value at 100%				1,200

