

Property at 00091 WINDING LANE

Prop ID 4640091

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

Administrative Information

Owner name: WILDE KATHRYN E
Second name:
Address: 91 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640091 Neigh.: Zone: R40 Vol: 785 Page: 103

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 27-Dec-1990	
Resident Land	.92 105,000			Sale price: 205,000	
Resident Dwelling	1.00 182,490			Sale valid:	
				Values	
Resident Excess	.09 470			Mkt value :	
				Cost value:	411,371
Summary		Utilities		Sales ratios	
Total assessments	287,960	Water	Well	Cost/sale :	2.0067
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	287,960	Gas	None	Assmt/sale:	1.4047

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full with walk				
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					85,830
Other Features		WB Stks	RR		20,106
Sub-Total					342,796
Grade	B-	Factor 1.1700			401,071
CDU		C&D Factor 1.00			401,071
Depreciation		35 %			260,696
Computed cost value @ 70%					182,487

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	FOUF Frame open upper flo	70	2,669
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	DECK Wood deck	320	8,477
P Porches, Patios, Decks	UTIL Utility building	60	1,714

Total additions 85,830

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.	04	Loft	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	300
Air Condition	99	None	Whirlpools	1,954
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
		Actual Year Built: 1961		

