

Property at 00097 WINDING LANE

Prop ID 4640097

Printed 07-Feb-2024 7:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TABASZEWSKI DARIUSZ AND
 Second name: LUSITANI DENISE M
 Address: 97 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640097 Neigh.: Zone: R40 Vol: 621 Page: 390

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	212,310
Resident Outbldg	1.00	13,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Feb-2011
 Sale price: 252,000
 Sale valid:

Values

Mkt value :
 Cost value: 476,129

Summary

Total assessments	333,290
Total exemptions	
Net assessment	333,290

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.8894
 Mkt/sale :
 Assmt/sale: 1.3226

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	.510	7,500	3,825			3,825	2,678
Residual		22,216						

1.430 acres

Total land value

153,825

107,678

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1965

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		936	251,790
Basement	Full with walk				
Heating	Yes	A/C Yes			7,250
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	9,000
Additions					117,285
Other Features		WB Stks			13,500
Sub-Total					398,825
Grade	B-	Factor 1.1700			466,625
CDU		C&D Factor 1.00			466,625
Depreciation		35 %			303,306
Computed cost value @ 70%					212,314

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	690	5,881
P Porches, Patios, Decks	FEFF Frame enclosed first	308	29,371
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	BSMT Basement addition	364	6,708
L Living Area	OVER Frame Overhang	36	3,297
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Total additions 117,285

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%					13,300	Value at 100%			
						19,000			

