

Property at 00098 WINDING LANE

Prop ID 4640098

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Administrative Information

Owner name: MILARDO JOSEPH S & KRISTEN
 Second name:
 Address: 98 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640098 Neigh.: Zone: R40 Vol: 594 Page: 354

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2009
Resident Land	.92	105,000				Sale price: 360,000
Resident Dwelling	1.00	229,810				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.04	210				Mkt value :
						Cost value: 480,400
Summary			Utilities		Sales ratios	
Total assessments		336,280	Water	Well	Cost/sale :	1.3344
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		336,280	Gas	None	Assmt/sale:	.9341

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	.040	7,500	300			300	210
Residual		1,742						
		.960 acres		Total land value			150,300	105,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
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	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
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	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	253,750
Basement	Full		946	
Heating	Yes	A/C Yes		7,300
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				134,137
Other Features		WB Stks	RR	27,011
Sub-Total				431,698
Grade	B-	Factor 1.1700		505,087
CDU		C&D Factor 1.00		505,087
Depreciation		35 %		328,307
		Computed cost value @ 70%		229,815

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	BSMT Basement addition	130	2,396
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	FRFF Frame first floor	154	17,630
G Garages	FR Attached frame LE 65	462	20,739
P Porches, Patios, Decks	FOFF Frame open first flo	204	12,429
L Living Area	OVER Frame Overhang	43	3,938
P Porches, Patios, Decks	DECK Wood deck	414	10,967
L Living Area	AIR Air conditioning	130	395
L Living Area	AIR Air conditioning	154	468
L Living Area	AIR Air conditioning	120	365
L Living Area	AIR Air conditioning	43	131
L Living Area	AIR Air conditioning	288	876
Total additions			134,137

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2013	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

