

Property at 00105 WINDING LANE

Prop ID 4640105

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

Administrative Information

Owner name: KAWA PETER AND
 Second name: DZEDZY JOELLE
 Address: 105 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640105 Neigh.: Zone: R40 Vol: 517 Page: 1176

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 23-Mar-2005
Resident Land	.92	105,000			Sale price: 435,000
Resident Dwelling	1.00	282,390			Sale valid: Y
Resident Outbldg	1.00	2,030			
Values					
Resident Excess	.23	1,210			Mkt value : Cost value: 558,043

Summary

Total assessments	390,630	Water Well	Cost/sale : 1.2829
Total exemptions		Sewer Public sewer	Mkt/sale :
Net assessment	390,630	Gas None	Assmt/sale: .8980

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	.230	7,500	1,725		1,725	1,208
Residual	10,019						
1.150 acres				Total land value		151,725	106,208

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	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
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 832	231,480
Basement	Full			
Heating	Yes	A/C Yes		6,680
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				252,692
Other Features		WB Stks M Stks RR		23,106
Sub-Total				530,458
Grade	B-	Factor 1.1700		620,636
CDU		C&D Factor 1.00		620,636
Depreciation		35 %		403,413
Computed cost value @ 70%				282,389

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	544	23,938
G Garages	FSF Full-story fin o/gar	352	23,578
L Living Area	AIR Air conditioning	352	1,070
L Living Area	FRFF Frame first floor	391	44,762
L Living Area	AIR Air conditioning	391	1,189
L Living Area	FRUF Frame upper full	336	28,133
L Living Area	AIR Air conditioning	336	1,021
L Living Area	FRFF Frame first floor	520	59,530
L Living Area	AIR Air conditioning	520	1,581
L Living Area	FRUF Frame upper full	520	43,540
L Living Area	AIR Air conditioning	520	1,581
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122

Total additions 252,692

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%				2,030	Value at 100%				2,900

