

Property at 00108 WINDING LANE

Prop ID 4640108

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

## Administrative Information

Owner name: ST JEAN ROBERT A &  
 Second name: VALERIE A  
 Address: 108 WINDING LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map:  
 Lot: 4640108 Neigh.: Zone: R40 Vol: 395 Page: 664

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 204,230 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 18-Dec-2000  
 Sale price: 284,000  
 Sale valid: Y

## Values

| Resident Excess |     |  | Mkt value : | Cost value: |
|-----------------|-----|--|-------------|-------------|
| .07             | 370 |  |             | 442,286     |

## Summary

| Total assessments | 309,600 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 309,600 |

## Utilities

| Water | Well         |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

| Cost/sale : | 1.5573 |
|-------------|--------|
| Mkt/sale :  |        |
| Assmt/sale: | 1.0901 |

## 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     | .070       | 7,500   | 525     |      |      | 525     | 368       |
| Residual     | 3,049  |            |         |         |      |      |         |           |

.990 acres Total land value 150,525 105,368

## 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                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| 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        | 1,001 | 264,490 |
| Basement                  | Full  |                 |             |       |         |
| Heating                   | Yes   | A/C Yes         |             |       | 7,610   |
| Plumbing                  | 2 F/B | 1 H/B           | Add'l fix.  | Wh/p  | 8,500   |
| Attic                     | None  |                 | Attic size: |       |         |
| Additions                 |       |                 |             |       | 74,930  |
| Other Features            |       | WB Stks         | RR          |       | 28,112  |
| Sub-Total                 |       |                 |             |       | 383,642 |
| Grade                     | B-    | Factor 1.1700   |             |       | 448,861 |
| CDU                       |       | C&D Factor 1.00 |             |       | 448,861 |
| Depreciation              |       | 35 %            |             |       | 291,760 |
| Computed cost value @ 70% |       |                 |             |       | 204,232 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| G Garages                | FR Attached frame LE 65 | 440  | 19,880 |
| L Living Area            | OVER Frame Overhang     | 33   | 3,022  |
| L Living Area            | FRFF Frame first floor  | 103  | 11,792 |
| L Living Area            | BSMT Basement addition  | 103  | 1,898  |
| L Living Area            | FRFF Frame first floor  | 252  | 28,849 |
| P Porches, Patios, Decks | DECK Wood deck          | 320  | 8,477  |
| L Living Area            | AIR Air conditioning    | 230  | 699    |
| L Living Area            | AIR Air conditioning    | 103  | 313    |

Total additions 74,930

