

Property at 00111 WINDING LANE

Prop ID 4640111

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Administrative Information

Owner name: LESCHBER ASHLEY C ETAL
Second name: C/O JOHN COWAN
Address: 111 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640111 Neigh.: Zone: R40 Vol: 737 Page: 1288

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Feb-1994
Resident Land	.92	105,000			Sale price: 243,500
Resident Dwelling	1.00	208,390			Sale valid: Y
Resident Outbldg	1.00	490			

Values

Resident Excess	.19	1,000	Mkt value :	449,829
			Cost value:	449,829

Summary

Total assessments	314,880	Water Well	Cost/sale :	1.8473
Total exemptions		Sewer Public sewer	Mkt/sale :	
Net assessment	314,880	Gas None	Assmt/sale:	1.2931

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	.190	7,500	1,425		1,425	998
Residual	8,276						

1.110 acres

Total land value

151,425

105,998

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	1
Grade	37	B-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,000	264,290
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					88,956
Other Features		WB Stks	RR		29,213
Sub-Total					391,459
Grade	B-	Factor 1.1700			458,007
CDU		C&D Factor 1.00			458,007
Depreciation		35 %			297,705
Computed cost value @ 70%					208,394

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	BSMT Basement addition	198	3,649
G Garages	FR Attached frame LE 65	484	21,597
G Garages	HSUF Half-story unfin o/g	130	2,803
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
P Porches, Patios, Decks	DECK Wood deck	66	1,748

Total additions 88,956

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	8	48	30.00		C	1,440	50	700
Utility Shed									
Value at 70%			490	Value at 100%			700		

