

Property at 00114 WINDING LANE

Prop ID 4640114

Printed 07-Feb-2024 7:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCGREAL MICHAEL J AND
Second name: PATRICIA A
Address: 114 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640114 Neigh.: Zone: R40 Vol: 057 Page: 0536

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Sep-1967
Resident Land	.92	105,000				Sale price: 34,500
Resident Dwelling	1.00	178,810				Sale valid:
					Values	
Resident Excess	.07	370				Mkt value :
						Cost value: 405,971
Summary			Utilities		Sales ratios	
Total assessments		284,180	Water	Well		Cost/sale : 11.7673
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		284,180	Gas	None		Assmt/sale: 8.2371

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,048	273,670
Heating	Yes	A/C	No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						37,720
Other Features	WB Stks					16,000
Sub-Total						335,890
Grade	B-	Factor	1.1700			392,991
CDU		C&D Factor	1.00			392,991
Depreciation				35 %	255,444	
				Computed cost value @ 70%		178,811

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	256	6,781
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	OVER Frame Overhang	32	2,931

Total additions 37,720

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Full Baths	2
Grade	37	B-	Half Baths	1
Garage	22	Attached 2 car	Addtn'l fixtures	
Area Over Gar.	99	None	Whirlpools	
Basement	04	Full with walk-o	Saunas	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	2
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 1963	

