

Property at 00119 WINDING LANE

Prop ID 4640119

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Administrative Information

Owner name: LEONARD CAROLINE ADELE AND
Second name: HINDMAN SCOT EDWARD
Address: 119 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640119 Neigh.: Zone: R40 Vol: 796 Page: 741

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	169,600
Resident Outbldg	1.00	1,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Aug-2024
Sale price: 542,000
Sale valid:

Values

Mkt value :
Cost value: 395,243

Summary

Total assessments	276,670
Total exemptions	
Net assessment	276,670

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7292
Mkt/sale :
Assmt/sale: .5105

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres

Total land value

150,450

105,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,977	306,660
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					48,829
Other Features	WB Stks		Bsmt Gar		11,750
Sub-Total					372,739
Grade	C	Factor 1.0000			372,739
CDU		C&D Factor 1.00			372,739
Depreciation		35 %			242,280
Computed cost value @ 70%					169,596

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	125	7,616
L Living Area	FRFF Frame first floor	360	41,213

Total additions 48,829

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00		C	5,040	50	2,500
Utility Shed									
Value at 70%									
			1,750	Value at 100%			2,500		

