

Property at 00120 WINDING LANE

Prop ID 4640120

Printed 07-Feb-2024 7:13 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GEDDO CARLO C & MICHELLE  
Second name:  
Address: 120 WINDING LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map:  
Lot: 4640120 Neigh.: Zone: R40 Vol: 691 Page: 806

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 208,370 |

## Exemptions

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

## Last sale

Sale date: 23-Oct-2015  
Sale price: 369,900  
Sale valid:

## Values

| Resident Excess | .02 | 110     |
|-----------------|-----|---------|
| Mkt value :     |     |         |
| Cost value:     |     | 447,829 |

## Summary

| Total assessments | 313,480 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 313,480 |

## Utilities

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

## Sales ratios

Cost/sale : 1.2107  
Mkt/sale :  
Assmt/sale: .8475

## 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  | .020       | 7,500   | 150     |      |      | 150     | 105       |
| Residual     |     | 871        |         |         |      |      |         |           |

.940 acres

Total land value

150,150

105,105

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| 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              | 2 |
| 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       | 04   | Full with walk-o | 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: 1964 |   |

## Building Valuation Summary

|                |                |                |             | Area  |         |
|----------------|----------------|----------------|-------------|-------|---------|
| Dwelling       | Frame          | 2 story w/bsmt |             | 1,027 | 269,570 |
| Basement       | Full with walk |                |             |       |         |
| Heating        | Yes            | A/C Yes        |             |       | 7,750   |
| Plumbing       | 2 F/B          | 2 H/B          | Add'l fix.  | Wh/p  | Saunas  |
| Attic          | None           |                | Attic size: |       | 12,000  |
| Additions      |                |                |             |       | 71,922  |
| Other Features |                | WB Stks        | RR          |       | 30,182  |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 391,424 |
| Grade        | B- | Factor 1.1700             |  | 457,966 |
| CDU          |    | C&D Factor 1.00           |  | 457,966 |
| Depreciation |    | 35 %                      |  | 297,678 |
|              |    | Computed cost value @ 70% |  | 208,375 |

## Building additions

| Category                 | Type |                      | Area | Value  |
|--------------------------|------|----------------------|------|--------|
| L Living Area            | OVER | Frame Overhang       | 30   | 2,748  |
| L Living Area            | FRFF | Frame first floor    | 78   | 8,930  |
| G Garages                | FR   | Attached frame LE 65 | 525  | 23,197 |
| P Porches, Patios, Decks | FEFF | Frame enclosed first | 320  | 30,516 |
| P Porches, Patios, Decks | BPAT | Brick/flagstone pati | 272  | 6,203  |
| L Living Area            | AIR  | Air conditioning     | 78   | 237    |
| L Living Area            | AIR  | Air conditioning     | 30   | 91     |

Total additions 71,922

