

Property at 00124 WINDING LANE

Prop ID 4640124

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Administrative Information

Owner name: NARVAEZ BILLY R AND
 Second name: YIRIGIAN RACHEL M
 Address: 124 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640124 Neigh.: Zone: R40 Vol: 809 Page: 897

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Dec-2025
Resident Land	.92	105,000				Sale price: 640,000
Resident Dwelling	1.00	238,140				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.17	890				Mkt value :
						Cost value: 493,871
Summary			Utilities		Sales ratios	
Total assessments		345,710	Water	Well	Cost/sale :	.7717
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		345,710	Gas	None	Assmt/sale:	.5402

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	.170	7,500	1,275			1,275	893
Residual		7,405						
1.090 acres			Total land value				151,275	105,893

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	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,113	286,360
Basement	Full						
Heating	Yes	A/C Yes					8,220
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas		15,000
Attic	None			Attic size:			
Additions							109,227
Other Features		WB Stks	RR				28,537
Sub-Total							447,344
Grade	B-		Factor 1.1700				523,392
CDU			C&D Factor 1.00				523,392
Depreciation			35 %				340,205
			Computed cost value @ 70%				238,144

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	578	15,311
L Living Area	OVER Frame Overhang	29	2,656
L Living Area	FRUF Frame upper full	264	22,105
G Garages	FR Attached frame LE 65	418	19,022
L Living Area	FRFF Frame first floor	419	47,968
L Living Area	AIR Air conditioning	419	1,274
L Living Area	AIR Air conditioning	264	803
L Living Area	AIR Air conditioning	29	88
Total additions			109,227

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2022	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

