

Property at 00128 WINDING LANE

Prop ID 4640128

Printed 12-Nov-2025 8:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AMARAL RICHARD & MELISSA

Second name:

Address: 128 WINDING LANE

City/state: AVON CT

Zip: 06001

-Location Information-

Map: 019

Clerk map:

Lot: 4640128

Neigh.:

Zone: R40

Vol: 741

Page: 326

Add

Assessments

Assmt category	Qty	Amount
Resident Land	.76	105,000
Resident Dwelling	1.00	231,210
Resident Outbldg	1.00	840

Exemptions

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

-Last sale-

Sale date:	03-Jun-2020
Sale price:	399,900
Sale valid:	

—Values—

Mkt value :
Cost value: 481,500

Summary

Total assessments	337,050
Total exemptions	
Net assessment	337,050

—Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :	1.2041
Mkt/sale :	
Assmt/sale:	.8428

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.760	150,000	150,000		150,000	105,000
Primary Site		33,106					

.760 acres

Total land value

150,000

105,000

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	765
Grade	37	B-	Whirlpools		Living area	2,670
Garage	22	Attached 2 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	04	Full with walk-o	W/B stacks	2		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good				
			Actual Year Built: 1967			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				912	247,110
Heating	Yes	A/C	Yes			7,120
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None	Attic size:				
Additions						131,427
Other Features	WB Stks		RR			35,172
Sub-Total						434,329
Grade	B-	Factor	1.1700			508,165
CDU		C&D Factor	1.00			508,165
Depreciation				35 %		330,307
					Computed cost value @ 70%	231,215

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	DECK Wood deck	72	1,907
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	506	33,894
P Porches, Patios, Decks	DECK Wood deck	264	6,993
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	506	1,538
L Living Area	AIR Air conditioning	32	97

Total additions 131,427

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		840					Value at 100%		1,200

