

Property at 00146 WINDING LANE

Prop ID 4640146

Printed 19-Apr-2024 1:29 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: DIECIDUE THOMAS TRUSTEE  
 Second name: DIECIDUE HELEN TRUSTEE  
 Address: 146 WINDING LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map:  
 Lot: 4640146 Neigh.: Zone: R40 Vol: 792 Page: 226

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 201,400 |
| Resident Outbldg  | 1.00 | 2,030   |

## Exemptions

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

## Last sale

Sale date: 21-Nov-1997  
 Sale price: 250,000  
 Sale valid: Y

## Values

Mkt value :  
 Cost value: 447,886

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 313,520 |
| Total exemptions  |         |
| Net assessment    | 313,520 |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.7915  
 Mkt/sale :  
 Assmt/sale: 1.2541

## 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  | .970       | 7,500   | 7,275   |      |      | 7,275   | 5,093     |
| Residual     |     | 42,253     |         |         |      |      |         |           |

1.890 acres

Total land value

157,275

110,093

## 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              | 1 |
| 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: 1965 |   |

## Building Valuation Summary

|                           |                |                 |             |       |         |
|---------------------------|----------------|-----------------|-------------|-------|---------|
| Dwelling                  | Frame          | 2 story w/bsmt  | Area        | 1,000 | 264,290 |
| Basement                  | Full with walk |                 |             |       |         |
| Heating                   | Yes            | A/C Yes         |             |       | 7,600   |
| Plumbing                  | 2 F/B          | 1 H/B           | Add'l fix.  | Wh/p  | Saunas  |
| Attic                     | None           |                 | Attic size: |       | 8,500   |
| Additions                 |                |                 |             |       | 69,820  |
| Other Features            |                | WB Stks         | RR          |       | 28,112  |
| Sub-Total                 |                |                 |             |       | 378,322 |
| Grade                     | B-             | Factor 1.1700   |             |       | 442,637 |
| CDU                       |                | C&D Factor 1.00 |             |       | 442,637 |
| Depreciation              |                | 35 %            |             |       | 287,714 |
| Computed cost value @ 70% |                |                 |             |       | 201,400 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 40   | 3,663  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 120  | 7,311  |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| L Living Area            | FRFF Frame first floor    | 198  | 22,667 |
| L Living Area            | BSMT Basement addition    | 198  | 3,649  |
| P Porches, Patios, Decks | DECK Wood deck            | 390  | 10,331 |
| L Living Area            | AIR Air conditioning      | 198  | 602    |

Total additions 69,820

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year  | Cnd           | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|-------|---------------|-------|------|-------|
| RS1 Frame    | 12  | 16  | 192  | 30.00 | 2017  | C             | 5,760 | 50   | 2,900 |
| Utility Shed |     |     |      |       |       |               |       |      |       |
| Value at 70% |     |     |      |       | 2,030 | Value at 100% |       |      |       |
|              |     |     |      |       |       | 2,900         |       |      |       |

