

Property at 00150 WINDING LANE

Prop ID 4640150

Printed 07-Feb-2024 7:15 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: IRVATHRAYA MOHAN B &
 Second name: KIDIYOOR GEETHA
 Address: 150 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640150 Neigh.: Zone: R40 Vol: 664 Page: 1004

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Jul-2013
Resident Land	.92	105,000			Sale price: 382,500
Resident Dwelling	1.00	224,310			Sale valid:
Resident Outbldg	1.00	1,680			

Values

Resident Excess	.99	5,200	Mkt value :	
			Cost value:	480,271

Summary

Total assessments	336,190	Water Well	Cost/sale :	1.2556
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	336,190	Gas None	Assmt/sale:	.8789

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	.990	7,500	7,425		7,425	5,198
Residual	43,124						

1.910 acres Total land value 157,425 110,198

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
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Dormer linear f
Attic	99	None	Full Baths 2
Grade	37	B-	Masonry trim sf
Garage	22	Attached 2 car	Half Baths 1
Area Over Gar.	99	None	Finish bsmt sz
Basement	04	Full with walk-o	Addtn'l fixtures 2
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 650
Air Condition	01	Central Air	Living area 2,242
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1964

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,104	284,600
Basement	Full with walk			
Heating	Yes	A/C Yes		8,170
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	None		Attic size:	
Additions				86,801
Other Features	WB Stks	RR		32,290
Sub-Total				421,361
Grade	B-	Factor 1.1700		492,992
CDU		C&D Factor 1.00		492,992
Depreciation		35 %		320,445
		Computed cost value @ 70%		224,312

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	616	26,747
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	DECK Wood deck	504	13,351
P Porches, Patios, Decks	FEFF Frame enclosed first	264	25,176
L Living Area	AIR Air conditioning	34	103

Total additions 86,801

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2000	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

