

Property at 00158 WINDING LANE

Prop ID 4640158

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

Administrative Information

Owner name: WHITE ALEX A & ANNE MARIE
 Second name:
 Address: 158 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640158 Neigh.: Zone: R40 Vol: 581 Page: 860

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Oct-2008
Resident Land	.92	105,000				Sale price: 415,000
Resident Dwelling	1.00	183,000				Sale valid:
Resident Outbldg	1.00	1,750				Values
						Mkt value :
Resident Excess	.06	320				Cost value: 414,386
Summary			Utilities		Sales ratios	
Total assessments		290,070	Water	Well		Cost/sale : .9985
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		290,070	Gas	None		Assmt/sale: .6990

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	.060	7,500	450			450	315
Residual		2,614						
		.980 acres	Total land value				150,450	105,315

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	7
Interior Walls	02	Drywall	Bedrooms	3
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	33	C+	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	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: 1964	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				768	218,990
Basement	Full with walk						
Heating	Yes	A/C Yes					6,320
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							107,561
Other Features		WB Stks	RR				31,043
Sub-Total							372,414
Grade	C+		Factor 1.0800				402,207
CDU			C&D Factor 1.00				402,207
Depreciation			35 %				261,435
Computed cost value @ 70%							183,005

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	412	47,166
L Living Area	BSMT Basement addition	412	7,592
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	412	1,252
L Living Area	AIR Air conditioning	32	97
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
P Porches, Patios, Decks	BPAT Brick/flagstone pati	276	6,294
P Porches, Patios, Decks	DECK Wood deck	140	3,709

Total additions 107,561

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2013	C	5,040	50	2,500
Utility Shed									
Value at 70%		1,750	Value at 100%		2,500				

