

Property at 00159 WINDING LANE

Prop ID 4640159

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

Administrative Information

Owner name: LOWRY MORGAN F
Second name:
Address: 159 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640159 Neigh.: Zone: R40 Vol: 130 Page: 0070

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	126,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 331,229

Summary

Total assessments	231,860
Total exemptions	
Net assessment	231,860

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	07	Split Level		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	02	Partial < half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1958	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,388	229,150
Basement	Partial < half			-2,770
Heating	Yes	A/C Yes		6,570
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				29,902
Other Features		WB Stks		6,750

Sub-Total		278,102
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	278,102
Depreciation	35 %	180,766
	Computed cost value @ 70%	126,536

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	140	3,709
P Porches, Patios, Decks	UTIL Utility building	140	3,999
P Porches, Patios, Decks	DECK Wood deck	60	1,589
P Porches, Patios, Decks	DECK Wood deck	292	7,735
G Garages	CRPT Open carport	292	4,950
P Porches, Patios, Decks	FOFF Frame open first flo	130	7,920

Total additions 29,902

