

Property at 00165 WINDING LANE

Prop ID 4640165

Printed 05-Oct-2026 8:46 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHERIDAN KYLE M & JULIE A
Second name:
Address: 165 WINDING LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4640165 Neigh.: Zone: R40 Vol: 819 Page: 064

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Sep-2026
Resident Land	.92	105,000				Sale price: 550,000
Resident Dwelling	1.00	163,070				Sale valid:
					Values	
Resident Excess	.06	320				Mkt value : Cost value: 383,414
Summary			Utilities		Sales ratios	
Total assessments		268,390	Water	Well		Cost/sale : .6971
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		268,390	Gas	None		Assmt/sale: .4880

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	01	Ranch		
Exterior Walls	01	Clapboards		
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	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	1,536
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,520	246,520
Basement	Full			
Heating	Yes	A/C Yes		7,060
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				39,340
Other Features	Mason Trim	WB Stks		8,410
Sub-Total				306,330
Grade	B-	Factor 1.1700		358,406
CDU		C&D Factor 1.00		358,406
Depreciation		35 %		232,964
Computed cost value @ 70%				163,075

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	471	12,477
L Living Area	FRFF Frame first floor	16	1,832
G Garages	FR Attached frame LE 65	572	25,031
Total additions			39,340

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

