

Property at 00170 WINDING LANE

Prop ID 4640170

Printed 03-Feb-2026 3:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WIDGER ASHLEY & DREW
 Second name:
 Address: 170 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640170 Neigh.: Zone: R40 Vol: 808 Page: 989

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	159,610
Resident Outbldg	2.00	7,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Oct-2025
 Sale price: 610,000
 Sale valid:

Values

Mkt value :
 Cost value: 389,643

Summary

Total assessments	272,750
Total exemptions	
Net assessment	272,750

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6388
 Mkt/sale :
 Assmt/sale: .4471

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

150,225

105,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,607	257,970
Basement	Full				
Heating	Yes	A/C Yes			7,380
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					23,923
Other Features		WB Stks	RR		30,034
Sub-Total					324,807
Grade	C+	Factor 1.0800			350,792
CDU		C&D Factor 1.00			350,792
Depreciation		35 %			228,015
Computed cost value @ 70%					159,611

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	10	609
G Garages	FR Attached frame LE 65	528	23,314

Total additions 23,923

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	12	24	288	74.05		C	21,326	50	10,700
RS1 Frame Utility Shed	6	8	48	30.00		C	1,440	50	700
Value at 70%					7,980	Value at 100%			
						11,400			

Scale: 1" = 9.35 feet