

Property at 00173 WINDING LANE

Prop ID 4640173

Printed 07-Feb-2024 7:16 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHAPIRO ROBIN J
 Second name:
 Address: 173 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640173 Neigh.: Zone: R40 Vol: 535 Page: 075

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Oct-1994
Resident Land	.92	105,000				Sale price: 250,000
Resident Dwelling	1.00	238,370				Sale valid:
Resident Outbldg	2.00	20,650				Values
					Mkt value :	
					Cost value:	520,029
Summary			Utilities		Sales ratios	
Total assessments	364,020		Water	Well	Cost/sale :	2.0801
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	364,020		Gas	None	Assmt/sale:	1.4561

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						
		.920 acres		Total land value			150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	1
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	1,161	199,280
Basement	Full				
Heating	Yes	A/C Yes			5,730
Plumbing	3 F/B	H/B Add'l fix.	1 Wh/p	Saunas	12,500
Attic	None	Attic size:			
Additions					215,036
Other Features	Mason Trim	WB Stks			15,220
Sub-Total					447,766
Grade	B-	Factor 1.1700			523,886
CDU		C&D Factor 1.00			523,886
Depreciation		35 %			340,526
Computed cost value @ 70%					238,368

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	170	16,212
L Living Area	BSMT Basement addition	718	13,231
L Living Area	FRFF Frame first floor	718	82,197
L Living Area	FRUF Frame upper full	718	60,118
L Living Area	AIR Air conditioning	1,436	4,365
G Garages	FR Attached frame LE 65	552	24,250
G Garages	FSF Full-story fin o/gar	48	3,215
L Living Area	FRFF Frame first floor	100	11,448
Total additions			215,036

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
RP3 Pool w/ Reinfor Conc	16	32	512	110.5		C	56,602	50	28,300
Value at 70%		20,650	Value at 100%		29,500				

