

Property at 00003 WINDRUSH LANE

Prop ID 4650003

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Administrative Information

Owner name: MANCINI JOHN A AND
 Second name: LESLEY W
 Address: 3 WINDRUSH LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4650003 Neigh.: Zone: R30 Vol: 364 Page: 1096

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	209,720
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Feb-1999
 Sale price: 270,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 452,500

Summary

Total assessments	316,750
Total exemptions	
Net assessment	316,750

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6759
 Mkt/sale :
 Assmt/sale: 1.1731

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						

.690 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		
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	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1984

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	983
Basement	Full		260,970
Heating	Yes	A/C Yes	7,510
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			107,475
Other Features		M Stks	6,000
Sub-Total			393,955
Grade	B-	Factor 1.1700	460,927
CDU		C&D Factor 1.00	460,927
Depreciation		35 %	299,603
Computed cost value @ 70%			209,722

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	56	4,689
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	10	1,145
P Porches, Patios, Decks	DECK Wood deck	107	2,834
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	BSMT Basement addition	260	4,791
L Living Area	OVER Frame Overhang	126	11,540
P Porches, Patios, Decks	DECK Wood deck	160	4,238
P Porches, Patios, Decks	BPAT Brick/flagstone pati	60	1,368
L Living Area	AIR Air conditioning	56	170
L Living Area	AIR Air conditioning	260	790
L Living Area	AIR Air conditioning	128	389
P Porches, Patios, Decks	DECK Wood deck	112	2,967
P Porches, Patios, Decks	DECK Wood deck	432	11,444
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748

Total additions 107,475

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030	Value at 100%			2,900		

