

Property at 00009 WINDRUSH LANE

Prop ID 4650009

Printed 07-Feb-2024 7:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAYER BENJAMIN D
 Second name:
 Address: 9 WINDRUSH LANE
 City/state: AVON CT Zip: 06001 5445

Location Information

Map: 023 Clerk map:
 Lot: 4650009 Neigh.: Zone: R30 Vol: 689 Page: 325

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 17-Aug-2015	
Resident Land	.69 105,000			Sale price: 330,000	
Resident Dwelling	1.00 208,720			Sale valid:	
				Values	
Resident Excess	.83 4,360			Mkt value :	
				Cost value: 454,400	
Summary		Utilities		Sales ratios	
Total assessments	318,080	Water	Connecticut	Cost/sale : 1.3770	
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	318,080	Gas	None	Assmt/sale: .9639	

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					
RES	12	.830	7,500	6,225		6,225	4,358
Residual		36,155					
		1.520 acres		Total land value		156,225	109,358

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	960	256,480	
Basement	Full with walk				
Heating	Yes	A/C Yes		7,380	
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 17,500
Attic	None		Attic size:		
Additions				90,759	
Other Features	WB Stks		RR	19,963	
Sub-Total				392,082	
Grade	B-	Factor 1.1700		458,736	
CDU		C&D Factor 1.00		458,736	
Depreciation		35 %		298,178	
		Computed cost value @ 70%		208,725	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	308	35,260
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	DECK Wood deck	411	10,887
		Total additions	90,759

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	04	Loft	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,324
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
		Actual Year Built: 1985		

