

Property at 00011 WINDRUSH LANE

Prop ID 4650011

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

## Administrative Information

Owner name: STONE RONALD W AND  
Second name: JULIA E  
Address: 11 WINDRUSH LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 4650011 Neigh.: Zone: R30 Vol: 154 Page: 0464

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 105,000 |
| Resident Dwelling | 1.00 | 215,660 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 19-Feb-1985  
Sale price: 184,900  
Sale valid:

## Values

|                         | Mkt value : | Cost value: |
|-------------------------|-------------|-------------|
| Resident Excess .03 160 |             | 458,314     |

## Summary

| Total assessments | 320,820 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 320,820 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 2.4787  
Mkt/sale :  
Assmt/sale: 1.7351

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

.720 acres

Total land value

150,225

105,158

## Building Valuation Summary

| Dwelling       | Frame          | 2 story w/bsmt    | Area         | 172,900 |
|----------------|----------------|-------------------|--------------|---------|
| Basement       | Full with walk |                   | 532          |         |
| Heating        | Yes            | A/C Yes           |              | 5,020   |
| Plumbing       | 3 F/B          | 1 H/B             | 1 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                   | Attic size:  | Saunas  |
| Additions      |                |                   |              | 183,176 |
| Other Features |                | WB Stks M Stks RR |              | 27,511  |

| Sub-Total    | 405,107                   |
|--------------|---------------------------|
| Grade B-     | Factor 1.1700             |
| CDU          | C&D Factor 1.00           |
| Depreciation | 35 %                      |
|              | Computed cost value @ 70% |
|              | 215,659                   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 448  | 11,868 |
| L Living Area            | OVER Frame Overhang       | 38   | 3,480  |
| L Living Area            | FRFF Frame first floor    | 515  | 58,958 |
| L Living Area            | BSMT Basement addition    | 515  | 9,490  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 72   | 4,387  |
| G Garages                | FR Attached frame LE 65   | 572  | 25,031 |
| G Garages                | FSF Full-story fin o/gar  | 440  | 29,473 |
| L Living Area            | FRFF Frame first floor    | 320  | 36,634 |
| L Living Area            | AIR Air conditioning      | 508  | 1,544  |
| L Living Area            | AIR Air conditioning      | 440  | 1,338  |
| L Living Area            | AIR Air conditioning      | 320  | 973    |

Total additions 183,176

## 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             | 9 |
| Interior Walls | 02   | Drywall          | Garage cars             | 2 |
| Floors         | 07   | Hardwood/Carpeti | Bedrooms                | 4 |
| Heating System | 01   | Hot Water        | Family Rooms            | 1 |
| Fuel           | 01   | Oil              | Full Baths              | 3 |
| Attic          | 99   | None             | Half Baths              | 1 |
| Grade          | 37   | B-               | Addtn'l fixtures        | 1 |
| Garage         | 22   | Attached 2 car   | Whirlpools              | 1 |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  |   |
| Basement       | 04   | Full with walk-o | M/F stacks              | 1 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B stacks              | 2 |
| Air Condition  | 06   | Ductless Split U | W/B openings            | 2 |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1984 |   |

