

Property at 00012 WINDRUSH LANE

Prop ID 4650012

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

## Administrative Information

Owner name: KLINE THOMAS A  
 Second name:  
 Address: 12 WINDRUSH LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 4650012 Neigh.: Zone: R30 Vol: 744 Page: 075

| Assessments       |         | Exemptions |              | Last sale    |                        |
|-------------------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty     | Amount     | Exempt Cat   | Amount       | Sale date: 28-Dec-2006 |
| Resident Land     | .69     | 105,000    | LBA Volfire  | 62,500       | Sale price: 561,500    |
| Resident Dwelling | 1.00    | 282,390    |              |              | Sale valid:            |
| Resident Outbldg  | 1.00    | 1,260      |              |              | Values                 |
| Resident Excess   | .04     | 210        |              |              | Mkt value :            |
|                   |         |            |              |              | Cost value: 555,514    |
| Summary           |         | Utilities  |              | Sales ratios |                        |
| Total assessments | 388,860 | Water      | Connecticut  | Cost/sale :  | .9893                  |
| Total exemptions  | 62,500  | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    | 326,360 | Gas        | None         | Assmt/sale:  | .6925                  |

## 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     | .040       | 7,500   | 300              |           | 300     | 210       |
| Residual     | 1,742  |            |         |                  |           |         |           |
|              |        | .730 acres |         | Total land value |           | 150,300 | 105,210   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| 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/Carpet  | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 40   | B                | Full Baths              | 3     |
| Garage         | 22   | Attached 2 car   | Half Baths              | 1     |
| Area Over Gar. | 01   | Fully Finished   | Finish bsmt sz          |       |
| Basement       | 01   | Full             | Addn'l fixtures         | 2     |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Rec Room Size           | 950   |
| Air Condition  | 01   | Central Air      | Living area             | 3,048 |
| Interior Cond  | 05   | Good             | Whirlpools              |       |
| Exterior Cond  | 05   | Good             | # Living Units          |       |
|                |      |                  | Actual Year Built: 1999 |       |

## Building Valuation Summary

|                           |       |                 |              |       |         |
|---------------------------|-------|-----------------|--------------|-------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,156 | 294,760 |
| Basement                  | Full  |                 |              |       |         |
| Heating                   | Yes   | A/C Yes         |              |       | 8,460   |
| Plumbing                  | 3 F/B | 1 H/B           | 2 Add'l fix. | Wh/p  | Saunas  |
| Attic                     | None  |                 | Attic size:  |       | 14,500  |
| Additions                 |       |                 |              |       | 109,109 |
| Other Features            |       | WB Stks         | RR           |       | 30,558  |
| Sub-Total                 |       |                 |              |       | 457,387 |
| Grade                     | B     | Factor 1.2600   |              |       | 576,308 |
| CDU                       |       | C&D Factor 1.00 |              |       | 576,308 |
| Depreciation              |       | 30 %            |              |       | 403,416 |
| Computed cost value @ 70% |       |                 |              |       | 282,391 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 529  | 23,353 |
| G Garages                | FSF Full-story fin o/gar  | 368  | 24,650 |
| L Living Area            | AIR Air conditioning      | 368  | 1,119  |
| L Living Area            | BSMT Basement addition    | 368  | 6,782  |
| L Living Area            | FRFF Frame first floor    | 368  | 42,129 |
| L Living Area            | AIR Air conditioning      | 368  | 1,119  |
| P Porches, Patios, Decks | DECK Wood deck            | 240  | 6,358  |
| L Living Area            | OVER Frame Overhang       | 18   | 1,649  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 32   | 1,950  |

Total additions 109,109

## Outbuilding Information

| Description  | Wid | Len   | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-------|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 12    | 120  | 30.00 | 2008 | C   | 3,600         | 50   | 1,800 |
| Utility Shed |     |       |      |       |      |     |               |      |       |
| Value at 70% |     | 1,260 |      |       |      |     | Value at 100% |      | 1,800 |

Scale: 1" = 7.69 feet