

Property at 00006 WINTERGREEN LANE

Prop ID 4660006

Printed 07-Feb-2024 7:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GRINDROD JEFFREY J &
 Second name: CYNTHIA L
 Address: 6 WINTERGREEN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 92 063
 Lot: 4660006 Neigh.: Zone: R30 Vol: 264 Page: 539

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	263,730

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Aug-1992
 Sale price: 263,120
 Sale valid:

Values

Mkt value :
 Cost value: 527,957

Summary

Total assessments	369,570
Total exemptions	
Net assessment	369,570

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 2.0065
 Mkt/sale :
 Assmt/sale: 1.4046

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	.160	7,500	1,200			1,200	840
Residual		6,970						
.850 acres				Total land value			151,200	105,840

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	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	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	780
Interior Cond	05	Good	Living area	3,285
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1992				

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	896	243,980
Basement	Full with walk		
Heating	Yes A/C Yes		7,030
Plumbing	3 F/B 1 H/B 1 Add'l fix. 1 Wh/p	Saunas	16,500
Attic	None Attic size:		
Additions			201,607
Other Features	WB Stks RR		26,297
Sub-Total			495,414
Grade	B- Factor 1.1700		579,634
CDU	C&D Factor 1.00		579,634
Depreciation	35 %		376,762
Computed cost value @ 70%			263,733

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	472	31,616
L Living Area	AIR Air conditioning	472	1,435
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	AIR Air conditioning	330	1,003
P Porches, Patios, Decks	DECK Wood deck	444	11,762
L Living Area	OVER Frame Overhang	64	5,861
L Living Area	AIR Air conditioning	64	195
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	DECK Wood deck	256	6,781
L Living Area	FRFF Frame first floor	595	68,116
L Living Area	AIR Air conditioning	595	1,809

Total additions 201,607

