

Property at 00011 WINTERGREEN LANE

Prop ID 4660011

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Administrative Information

Owner name: WEINSTEIN ALAINE R & MAXWELL S
Second name:
Address: 11 WINTERGREEN LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 4660011 Neigh.: Zone: R30 Vol: 804 Page: 782

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	197,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Jun-2025
Sale price: 610,000
Sale valid:

Values

Resident Excess	.77	4,040

Summary

Total assessments	306,300
Total exemptions	
Net assessment	306,300

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7173
Mkt/sale :
Assmt/sale: .5021

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	.770	7,500	5,775			5,775	4,043
Residual		33,541						

1.460 acres

Total land value

155,775

109,043

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,017	267,610
Basement	Full					
Heating	Yes	A/C Yes				7,700
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						76,137
Other Features	Mason Trim	WB Stks	M Stks			10,597

Sub-Total						370,544
Grade	B-	Factor	1.1700			433,536
CDU		C&D Factor	1.00			433,536
Depreciation			35 %			281,798
		Computed cost value @ 70%				197,259

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	212	24,270
P Porches, Patios, Decks	DECK Wood deck	622	16,477
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	FATT Full finished attic	264	9,535
P Porches, Patios, Decks	F0FF Frame open first flo	45	2,742
L Living Area	AIR Air conditioning	216	657

Total additions 76,137

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf 50
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 2,496
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	03	Partial	M/F stacks 1
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1981

