

Property at 00012 WINTERGREEN LANE

Prop ID 4660012

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## Administrative Information

Owner name: CULKIN JAMES E AND  
 Second name: MARYANN  
 Address: 12 WINTERGREEN LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 4660012 Neigh.: Zone: R30 Vol: 326 Page: 845

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 105,000 |
| Resident Dwelling | 1.00 | 214,660 |
| Resident Outbldg  | 1.00 | 22,330  |

## Exemptions

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

## Last sale

Sale date: 16-Dec-1996  
 Sale price: 309,500  
 Sale valid: Y

## Values

Mkt value :  
 Cost value: 491,986

## Summary

| Total assessments | 344,390 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 344,390 |  |

## Utilities

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

## Sales ratios

Cost/sale : 1.5896  
 Mkt/sale :  
 Assmt/sale: 1.1127

## 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  | .457       | 7,500   | 3,428   |      |      | 3,428   | 2,400     |
| Residual     |     | 19,907     |         |         |      |      |         |           |

1.147 acres

Total land value

153,428

107,400

## 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      | 8     |
| 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                   | 37   | B-               | Masonry trim sf  |       |
| Garage                  | 22   | Attached 2 car   | Half Baths       | 1     |
| Area Over Gar.          | 99   | None             | Finish bsmt sz   |       |
| Basement                | 04   | Full with walk-o | Addtn'l fixtures | 2     |
| Bsmt Fin Qual           | 01   | Unfinished       | Rec Room Size    |       |
| Air Condition           | 01   | Central Air      | Living area      | 2,661 |
| Interior Cond           | 05   | Good             | Whirlpools       | 1     |
| Exterior Cond           | 05   | Good             | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 1993 |      |                  |                  |       |

## Building Valuation Summary

|                |                |                           | Area         |         |
|----------------|----------------|---------------------------|--------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt            | 1,216        | 306,480 |
| Basement       | Full with walk |                           |              |         |
| Heating        | Yes            | A/C Yes                   |              | 8,790   |
| Plumbing       | 2 F/B          | 1 H/B                     | 2 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                           | Attic size:  | Saunas  |
| Additions      |                |                           |              | 12,000  |
| Other Features |                | WB Stks                   |              | 69,217  |
|                |                |                           |              | 6,750   |
| Sub-Total      |                |                           |              | 403,237 |
| Grade          | B-             | Factor 1.1700             |              | 471,787 |
| CDU            |                | C&D Factor 1.00           |              | 471,787 |
| Depreciation   |                | 35 %                      |              | 306,662 |
|                |                | Computed cost value @ 70% |              | 214,663 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 594  | 25,889 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 132  | 8,042  |
| L Living Area            | OVER Frame Overhang       | 12   | 1,099  |
| L Living Area            | OVER Frame Overhang       | 28   | 2,564  |
| L Living Area            | OVER Frame Overhang       | 24   | 2,198  |
| P Porches, Patios, Decks | DECK Wood deck            | 264  | 6,993  |
| L Living Area            | BSMT Basement addition    | 165  | 3,041  |
| L Living Area            | FRFF Frame first floor    | 165  | 18,889 |
| L Living Area            | AIR Air conditioning      | 165  | 502    |

Total additions 69,217

## Outbuilding Information

| Description              | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|--------------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RP3 Pool w/ Reinfor Conc | 17  | 34  | 578    | 110.5 | 2005 | C   | 63,898        | 50   | 31,900 |
| Value at 70%             |     |     | 22,330 |       |      |     | Value at 100% |      | 31,900 |

