

Property at 00017 WINTERGREEN LANE

Prop ID 4660017

Printed 07-Feb-2024 7:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BROWN STEVEN C
 Second name:
 Address: 17 WINTERGREEN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4660017 Neigh.: Zone: R30 Vol: 725 Page: 1051

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-Feb-1996
Resident Land	.69	105,000			Sale price: 203,000
Resident Dwelling	1.00	207,560			Sale valid:
Resident Outbldg	1.00	13,300			

Values

Resident Excess	.99	5,200	Mkt value :	
			Cost value:	472,943

Summary

Summary		Utilities		Sales ratios	
Total assessments	331,060	Water	Well	Cost/sale :	2.3298
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	331,060	Gas	None	Assmt/sale:	1.6308

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	.990	7,500	7,425		7,425	5,198
Residual		43,124					

1.680 acres

Total land value

157,425

110,198

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	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-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	552
Air Condition	01	Central Air	Whirlpools	2,584
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	

Actual Year Built: 1987

Building Valuation Summary

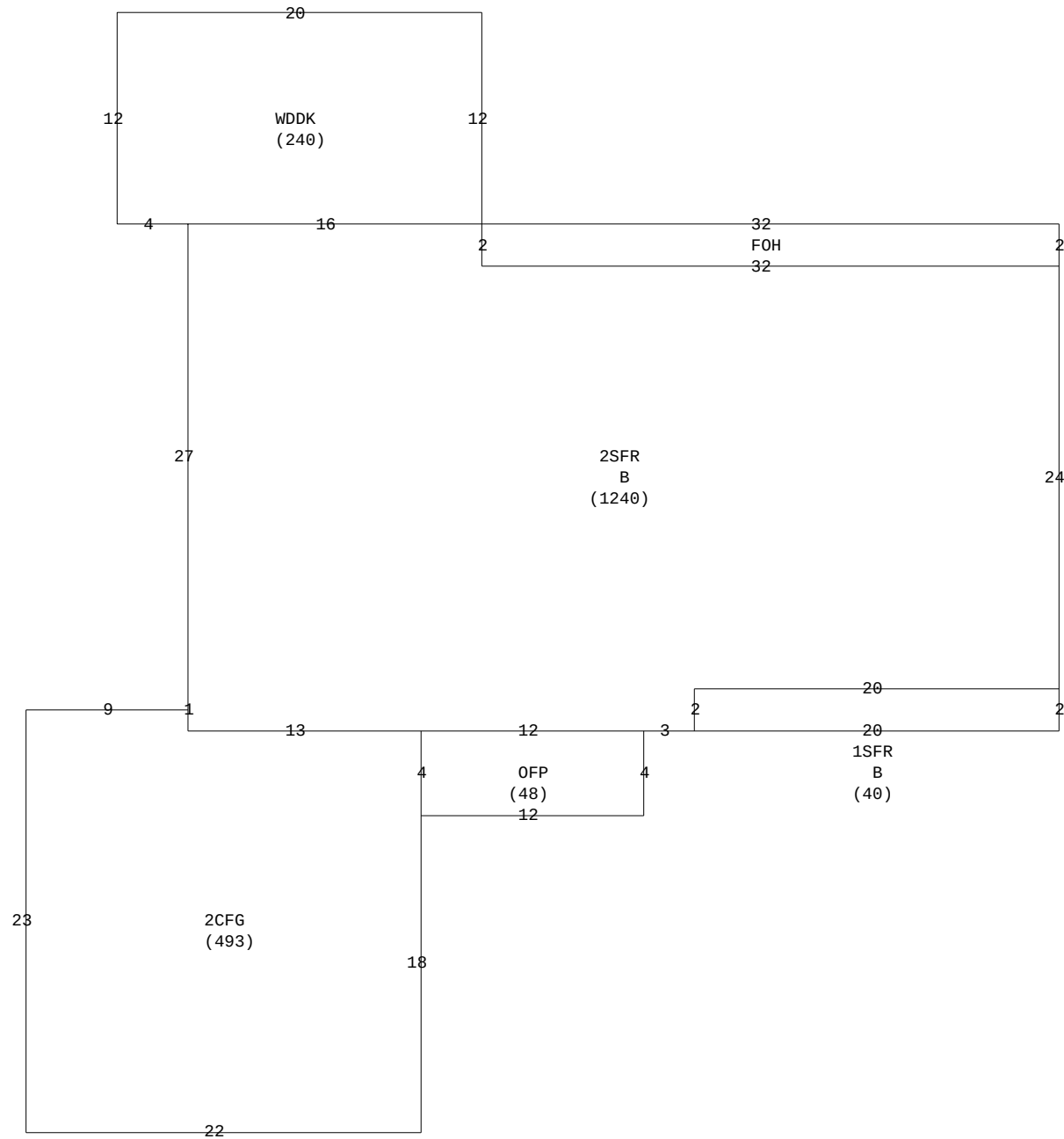
		Area	
Dwelling	Frame	2 story w/bsmt	1,240
Basement	Full		311,160
Heating	Yes	A/C Yes	8,920
Plumbing	2 F/B	1 H/B Add'l fix.	8,500
Attic	None	Wh/p	
Additions		Attic size:	
Other Features		WB Stks	42,407
		RR	18,906
Sub-Total			389,893
Grade	B-	Factor 1.1700	456,175
CDU		C&D Factor 1.00	456,175
Depreciation		35 %	296,514
		Computed cost value @ 70%	207,560

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	OVER Frame Overhang	64	5,861
G Garages	FR Attached frame LE 65	493	21,948
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	BSMT Basement addition	40	737
Total additions			42,407

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05	2002	C	37,914	50	19,000
Value at 70%	13,300		Value at 100%		19,000				



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