

Property at 00044 WINDSOR COURT

Prop ID 5310044

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Administrative Information

Owner name: KUGEL BARRY A & SHELLEY A
Second name:
Address: 44 WINDSOR COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 08 070
Lot: 5310044 Neigh.: Zone: R40 Vol: 779 Page: 1157

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.11	580
Resident Dwelling	1.00	661,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Oct-2022
Sale price: 200,000
Sale valid:

Values

Mkt value :
Cost value: 1,146,486

Summary

Total assessments	802,540
Total exemptions	
Net assessment	802,540

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 5.7324
Mkt/sale :
Assmt/sale: 4.0127

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.110	7,500	825			825	578
Residual		4,792						

1.030 acres

Total land value

200,825

140,578

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,402	342,800
Basement	Full					
Heating	Yes	A/C	Yes			9,820
Plumbing	4 F/B	1 H/B	5 Add'l fix.	Wh/p	Saunas	21,000
Attic	None			Attic size:		
Additions						237,486
Other Features	Mason Trim		M Stks	RR		41,067

Sub-Total						652,173
Grade	A-		Factor 1.4500			945,651
CDU			C&D Factor 1.00			945,651
Depreciation			%			945,651
			Computed cost value @ 70%			661,956

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	602	26,201
G Garages	FR Attached frame LE 65	299	14,379
L Living Area	BSMT Basement addition	856	15,774
L Living Area	FRFF Frame first floor	856	97,996
L Living Area	AIR Air conditioning	856	2,602
L Living Area	BSMT Basement addition	532	9,804
L Living Area	FRFF Frame first floor	532	60,904
L Living Area	AIR Air conditioning	532	1,617
P Porches, Patios, Decks	BPAT Brick/flagstone pati	360	8,209

Total additions 237,486

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	250
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,350
Interior Cond	05	Good	Living area	3,912
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2023	

