

Property at 00056 WINDSOR COURT

Prop ID 5310056

Printed 06-Mar-2025 4:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ESPINAR CESAR
Second name:
Address: 56 WINDSOR COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 24 010
Lot: 5310056 Neigh.: Zone: R40 Vol: 801 Page: 235

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	525,000

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 21-Feb-2025
Sale price: 1,590,000
Sale valid:

Values

Mkt value :
Cost value: 950,000

Summary

Total assessments	665,000
Total exemptions	
Net assessment	665,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .5975
Mkt/sale :
Assmt/sale: .4182

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.918	200,000	200,000			200,000	140,000
Primary Site		39,988						

.918 acres Total land value 200,000 140,000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,974	454,510
Basement	Full with walk				
Heating	Yes	A/C Yes			12,970
Plumbing	4 F/B	1 H/B	6 Add'l fix.	Wh/p	Saunas 21,500
Attic	None		Attic size:		
Additions					155,542
Other Features		M Stks RR			21,796

Sub-Total					666,318
Grade	A+	Factor 1.6500			1,099,425
CDU		C&D Factor 1.00			1,099,425
Depreciation		%			1,099,425
		Computed cost value @ 70%			769,598

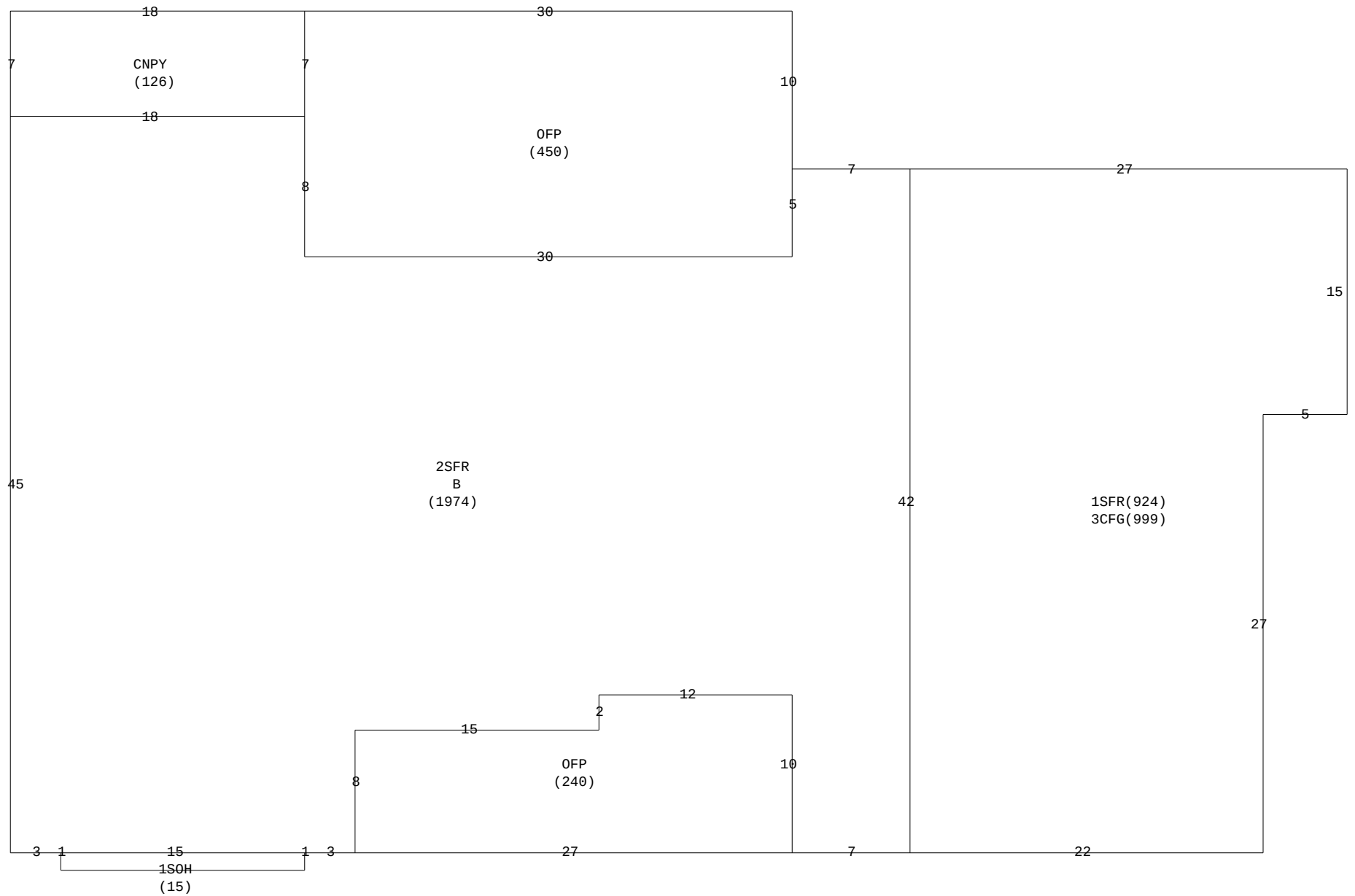
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	999	44,757
G Garages	FSF Full-story fin o/gar	924	61,893
L Living Area	AIR Air conditioning	924	2,809
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
L Living Area	OVER Frame Overhang	15	1,374
P Porches, Patios, Decks	CNPY Canopy	126	2,670
P Porches, Patios, Decks	FOFF Frame open first flo	450	27,417

Total additions 155,542

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	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 6 Rec Room Size 750
Grade	53	A+	Whirlpools Living area 4,887
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2024



.05 ACRES CONVEYED TO 4850175 FROM 5310056 V796 P763 8-28-24