

Property at 00070 WINDSOR COURT

Prop ID 5310070

Printed 15-Oct-2025 9:25 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BELZAK JOANNA HALINA &
Second name: SOKOLOWSKI WOJCIECH
Address: 70 WINDSOR COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 08 070
Lot: 5310070 Neigh.: Zone: R40 Vol: 782 Page: 1119

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.13	680
Resident Dwelling	1.00	552,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Feb-2023
Sale price: 200,000
Sale valid:

Values

Mkt value :
Cost value: 990,300

Summary

Total assessments	693,210
Total exemptions	
Net assessment	693,210

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.9515
Mkt/sale :
Assmt/sale: 3.4661

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	.130	7,500	975			975	683
Residual		5,663						

1.050 acres

Total land value

200,975

140,683

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	4
Grade	47	A-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2024

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	376,590
Basement	Full		1,575	
Heating	Yes	A/C Yes		10,770
Plumbing	3 F/B	2 H/B 4 Add'l fix.	Wh/p	19,000
Attic	None	Attic size:		
Additions				135,003
Other Features		M Stks		3,000

Sub-Total				544,363
Grade	A-	Factor 1.4500		789,326
CDU		C&D Factor 1.00		789,326
Depreciation		%		789,326
		Computed cost value @ 70%		552,528

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
P Porches, Patios, Decks	FOFF Frame open first flo	188	11,454
L Living Area	BSMT Basement addition	180	3,317
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
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Total additions 135,003

