

Property at 00072 WINDING LANE

Prop ID 4640072

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Administrative Information

Owner name: BURWOOD KEITH R AND
 Second name: ANNE M
 Address: 72 WINDING LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4640072 Neigh.: Zone: R40 Vol: 359 Page: 0061

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Nov-1998
Resident Land	.92	94,500			Sale price: 250,000
Resident Dwelling	1.00	143,140			Sale valid: Y
Resident Outbldg	2.00	1,650			Values
Resident Excess	.15	790			Mkt value :
					Cost value: 342,970
Summary		Utilities		Sales ratios	
Total assessments		240,080	Water	Cost/sale :	1.3719
Total exemptions			Sewer	Mkt/sale :	
Net assessment		240,080	Gas	Assmt/sale:	.9603

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.150	7,500	1,125		1,125	790
Residual		6,534					
1.070 acres				Total land value		136,125	95,290

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
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	Addn'l fixtures	250
Air Condition	01	Central Air	Whirlpools	1,912
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1962				

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	768	164,230	
Basement	Full				
Heating	Yes	A/C Yes		4,980	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		6,000
Additions					79,800
Other Features	WB Stks	Unfin	3,500		13,880
Sub-Total					268,890
Grade	B-	Factor	1.1700		314,600
CDU		C&D Factor	1.00		314,600
Depreciation			35 %		204,490
Computed cost value @ 70%					143,140

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,100
P Porches, Patios, Decks	FOFF Frame open first flo	80	3,400
L Living Area	FRFF Frame first floor	344	27,800
L Living Area	BSMT Basement addition	344	4,500
G Garages	FR Attached frame LE 65	484	15,900
P Porches, Patios, Decks	FEFF Frame enclosed first	256	17,200
P Porches, Patios, Decks	DECK Wood deck	431	8,100
L Living Area	AIR Air conditioning	344	700
L Living Area	AIR Air conditioning	32	100
Total additions			79,800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00		C	1,920	50	960
Utility Shed									
RS1 Frame	10	14	140	20.00	2009	C	2,800	50	1,400
Utility Shed									
Value at 70%		1,650		Value at 100%		2,360			

