

Property at 00073 FAIRWAY RIDGE

LT18

Prop ID 6400073

Printed 12-Jun-2024 3:15 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WYSS ALEN D & VERONICA T
Second name:
Address: 73 FAIRWAY RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
Lot: 6400073 Neigh.: Zone: R40 Vol: 783 Page: 230

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	482,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Mar-2023
Sale price: 1,050,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.17		890		891,143

Summary

Total assessments	
623,800	
Total exemptions	
Net assessment	623,800

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8487
Mkt/sale :
Assmt/sale: .5941

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	.170	7,500	1,275			1,275	893
Residual		7,405						

1.090 acres

Total land value

201,275

140,893

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,630	387,330
Heating	Yes	A/C Yes		11,070
Plumbing	4 F/B	1 H/B 4 Add'l fix.	Wh/p	20,500
Attic	None	Attic size:		
Additions				81,675
Other Features		M Stks RR		28,061

Sub-Total			
Grade	A-	Factor 1.4500	528,636
CDU		C&D Factor 1.00	766,522
Depreciation		10 %	766,522
		Computed cost value @ 70%	689,870
			482,909

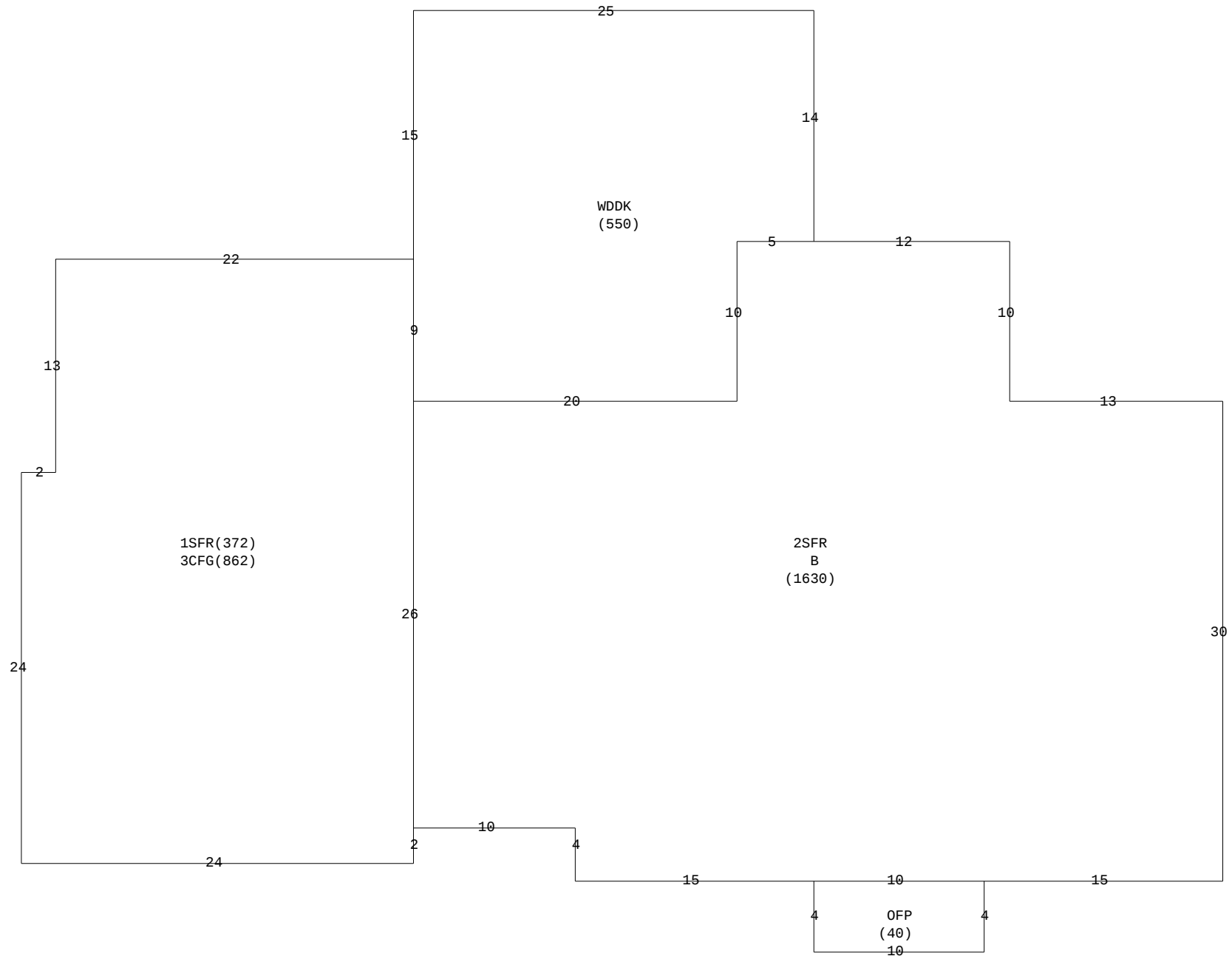
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
G Garages	FSF Full-story fin o/gar	372	24,918
L Living Area	AIR Air conditioning	372	1,131
P Porches, Patios, Decks	DECK Wood deck	550	14,570
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 81,675

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 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	07	Propane Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 4 Rec Room Size 1,000
Grade	47	A-	Whirlpools Living area 3,632
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	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: 2017



SALE 3-6-17 VOL 707 PG 568 \$2,122,500 INCLS 15 LOTS- #1,4-12,15-18,20
FBRR added July 2018 after sale