

Property at 00014 FAIRWAY RIDGE

Prop ID 6400014

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Administrative Information

Owner name: EVANS MARK A & JAMIE L
Second name:
Address: 14 FAIRWAY RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 6400014 Neigh.: Zone: R40 Vol: 759 Page: 861

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 18-May-2021	
Resident Land	.92 140,000			Sale price: 380,000	
Resident Dwelling	1.00 208,200			Sale valid:	
				Values	
Resident Excess	.35 1,840			Mkt value :	
				Cost value: 500,057	
Summary		Utilities		Sales ratios	
Total assessments	350,040	Water Well		Cost/sale : 1.3159	
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	350,040	Gas None		Assmt/sale: .9212	

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	.350	7,500	2,625		2,625	1,838
Residual		15,246					
		1.270 acres		Total land value		202,625	141,838

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	2,402
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1970	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	950	254,530	
Basement	Full				
Heating	Yes	A/C Yes		7,330	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					74,299
Other Features		WB Stks		Bsmt Gar	18,500
Sub-Total					363,159
Grade	B	Factor 1.2600			457,580
CDU		C&D Factor 1.00			457,580
Depreciation		35 %			297,427
		Computed cost value @ 70%			208,199

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	344	9,113
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	BSMT Basement addition	400	7,371
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	AIR Air conditioning	400	1,216
Total additions			74,299

