

Property at 00024 FAIRWAY RIDGE

LOT1

Prop ID 6400024

Printed 04-Oct-2024 3:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MEHL ROBERT & JENNIFER
Second name:
Address: 24 FAIRWAY RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
Lot: 6400024 Neigh.: Zone: R40 Vol: 760 Page: 906

Assessments

Assmt category	Qty	Amount
Resident Land	.93	140,000
Resident Dwelling	1.00	484,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jun-2021
Sale price: 245,000
Sale valid:

Values

Mkt value :
Cost value: 892,329

Summary

Total assessments	624,630
Total exemptions	
Net assessment	624,630

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.6422
Mkt/sale :
Assmt/sale: 2.5495

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.930	200,000	200,000			200,000	140,000
Primary Site		40,511						

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

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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Full Baths	3
Grade	47	A-	Half Baths	1
Garage	23	Attached 3 car	Addtn'l fixtures	4
Area Over Gar.	01	Fully Finished	Whirlpools	
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 2022	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,544	370,530
Basement	Full			
Heating	Yes	A/C Yes		10,600
Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	15,500
Attic	None	Attic size:		
Additions				77,839
Other Features		M Stks		3,000

Sub-Total		477,469
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	692,330
Depreciation	%	692,330
	Computed cost value @ 70%	484,631

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	858	38,440
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387

Total additions 77,839

