

Property at 00032 FAIRWAY RIDGE

LOT2

Prop ID 6400032

Printed 08-Feb-2024 10:58 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LUNDEN GARRETT S AND
 Second name: LUNDEN YOKO J M
 Address: 32 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
 Lot: 6400032 Neigh.: Zone: R40 Vol: 682 Page: 783

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.02	110
Resident Dwelling	1.00	500,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Feb-2015
 Sale price: 785,000
 Sale valid:

Values

Mkt value :
 Cost value: 914,900

Summary

Total assessments	640,430
Total exemptions	
Net assessment	640,430

Utilities

Water	None
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1655
 Mkt/sale :
 Assmt/sale: .8158

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	.020	7,500	150			150	105
Residual		871						

.940 acres

Total land value

200,150

140,105

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,121
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2013				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,768	414,280
Basement	Full				
Heating	Yes	A/C Yes			11,830
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					95,892
Other Features		M Stks			3,000

Sub-Total				542,502
Grade	A	Factor 1.5500		840,878
CDU		C&D Factor 1.00		840,878
Depreciation		15 %		714,746
		Computed cost value @ 70%		500,322

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	842	37,723
G Garages	FSF Full-story fin o/gar	456	30,545
L Living Area	AIR Air conditioning	456	1,386
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
L Living Area	FRFF Frame first floor	33	3,778
L Living Area	AIR Air conditioning	33	100
P Porches, Patios, Decks	BPAT Brick/flagstone pati	280	6,385

Total additions 95,892

