

Property at 00040 FAIRWAY RIDGE

LOT3

Prop ID 6400040

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Administrative Information

Owner name: SCHREIBER DAVID A & AMANDA G
 Second name:
 Address: 40 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
 Lot: 6400040 Neigh.: Zone: R40 Vol: 731 Page: 630

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.06	320
Resident Dwelling	1.00	378,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Aug-2019
 Sale price: 580,000
 Sale valid:

Values

Mkt value :
 Cost value: 741,057

Summary

Total assessments	518,740
Total exemptions	
Net assessment	518,740

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2777
 Mkt/sale :
 Assmt/sale: .8944

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres

Total land value

200,450

140,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	1
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	3,424
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2014				

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,254	273,710
Basement	Full			
Heating	Yes	A/C Yes		7,850
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	14,000
Attic	None	Attic size:	Saunas	
Additions				172,557
Other Features		M Stks		3,000
Sub-Total				471,117
Grade	B+	Factor 1.3500		636,008
CDU		C&D Factor 1.00		636,008
Depreciation		15 %		540,607
Computed cost value @ 70%				378,425

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	878	39,336
G Garages	FSF Full-story fin o/gar	734	49,166
L Living Area	AIR Air conditioning	734	2,231
L Living Area	BSMT Basement addition	400	7,371
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216
L Living Area	BSMT Basement addition	124	2,285
L Living Area	FRFF Frame first floor	124	14,196
L Living Area	AIR Air conditioning	124	377
P Porches, Patios, Decks	BPAT Brick/flagstone pati	320	7,297
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290

Total additions 172,557

