

Property at 00050 FAIRWAY RIDGE

LOT4

Prop ID 6400050

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Administrative Information

Owner name: FERNANDES STEPHANIE W & MICHAEL

Second name:

Address: 50 FAIRWAY RIDGE

City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
Lot: 6400050 Neigh.: Zone: R40 Vol: 806 Page: 1245

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.17	890
Resident Dwelling	1.00	456,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Sep-2025
Sale price: 1,250,000
Sale valid:

Values

Mkt value :
Cost value: 853,071

Summary

Total assessments	597,150
Total exemptions	
Net assessment	597,150

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6825
Mkt/sale :
Assmt/sale: .4777

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 1,650	391,230
Basement	Full			
Heating	Yes	A/C Yes		11,180
Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	15,500
Attic	None	Attic size:		
Additions				78,553
Other Features		M Stks		3,000

Sub-Total				499,463
Grade	A-	Factor 1.4500		724,221
CDU		C&D Factor 1.00		724,221
Depreciation		10 %		651,799
		Computed cost value @ 70%		456,259

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
G Garages	FSF Full-story fin o/gar	420	28,133
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	16	295
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	BPAT Brick/flagstone pati	240	5,473

Total additions 78,553

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
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	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,736
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2017	

