

Property at 00053 FAIRWAY RIDGE LT20 Prop ID 6400053 Printed 05-Oct-2026 8:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GROSSO MATTHEW
Second name:
Address: 49 RUSSET LANE
City/state: SOUTHLINGTON CT Zip: 06489

Location Information

Map: 013 Clerk map: 17 013
Lot: 6400053 Neigh.: Zone: R40 Vol: 808 Page: 777

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Oct-2025
Resident Land	.92	140,000				Sale price: 350,000
Resident Dwelling	1.00	175,000				Sale valid:
					Values	
Resident Excess	4.46	5,850				Mkt value : Cost value: 458,357
Summary			Utilities		Sales ratios	
Total assessments		320,850	Water	None		Cost/sale : 1.3096
Total exemptions			Sewer	None		Mkt/sale :
Net assessment		320,850	Gas	None		Assmt/sale: .9167

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	4.460	7,500	33,450	.75		8,363	5,854
Residual		194,278						
5.380 acres				Total land value			208,363	145,854

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style		Unknown		
Exterior Walls		Unknown		
Roof Material		Unknown	Story Height	
Roof Type		Unknown		
Foundation		Unknown	Total Rooms	Garage cars
Interior Walls		Unknown	Bedrooms	Unfinished area
Floors		Unknown	Family Rooms	Dormer linear f
Heating System		Unknown	Full Baths	Masonry trim sf
Fuel		Unknown	Half Baths	Finish bsmt sz
Attic		Unknown	Addtn'l fixtures	Rec Room Size
Grade		Unknown	Whirlpools	Living area
Garage		Unknown	Saunas	# Living Units
Area Over Gar.		Unknown	M/F stacks	
Basement		Unknown	W/B stacks	
Bsmt Fin Qual		Unknown	W/B openings	
Air Condition		Unknown	Actual Year Built:	
Interior Cond		Unknown		
Exterior Cond		Unknown		

Building Valuation Summary

Dwelling	Frame	Area
Basement	Unknown	
Heating	No	A/C No
Plumbing	F/B	H/B Add'l fix.
Attic	Unknown	Wh/p Saunas
Additions		Attic size:
Other Features		
Sub-Total		
Grade	Factor	
CDU	C&D Factor 1.00	
Depreciation	%	
Computed cost value @ 70%		

Building additions

Category	Type	Area	Value
Total additions			

