

Property at 00058 FAIRWAY RIDGE

LOT5

Prop ID 6400058

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Administrative Information

Owner name: SEWELL DIANA
 Second name:
 Address: 58 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
 Lot: 6400058 Neigh.: Zone: R40 Vol: 747 Page: 132

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.58	3,050
Resident Dwelling	1.00	499,420
Resident Outbldg	1.00	24,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Oct-2020
 Sale price: 775,000
 Sale valid:

Values

Mkt value :
 Cost value: 952,814

Summary

Total assessments	666,970
Total exemptions	
Net assessment	666,970

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2294
 Mkt/sale :
 Assmt/sale: .8606

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	.580	7,500	4,350			4,350	3,045
Residual		25,265						

1.500 acres

Total land value

204,350

143,045

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2018

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,668	394,750
Basement	Full with walk			
Heating	Yes	A/C Yes		11,280
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p Saunas 15,000
Attic	None			Attic size:
Additions				122,675
Other Features	M Stks			3,000
Sub-Total				546,705
Grade	A-	Factor 1.4500		792,722
CDU		C&D Factor 1.00		792,722
Depreciation		10 %		713,450
		Computed cost value @ 70%		499,415

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
P Porches, Patios, Decks	DECK Wood deck	308	8,159
L Living Area	BSMT Basement addition	95	1,751
L Living Area	FRFF Frame first floor	95	10,876
L Living Area	AIR Air conditioning	95	289
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168

Total additions 122,675

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	36	576	96.50	2023	B	70,036	50	35,000
Value at 70%	24,500		Value at 100%				35,000		

