

Property at 00065 FAIRWAY RIDGE

LT19

Prop ID 6400065

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Administrative Information

Owner name: RUSSO KAREN M
 Second name:
 Address: 65 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
 Lot: 6400065 Neigh.: Zone: R40 Vol: 623 Page: 1009

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.24	1,260
Resident Dwelling	1.00	554,210
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Apr-2011
 Sale price: 329,000
 Sale valid:

Values

Mkt value :
 Cost value: 995,629

Summary

Total assessments	696,940
Total exemptions	
Net assessment	696,940

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.0262
 Mkt/sale :
 Assmt/sale: 2.1184

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	.240	7,500	1,800			1,800	1,260
Residual		10,454						

1.160 acres

Total land value

201,800

141,260

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	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,747
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2011	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,018	463,100
Basement	Full				
Heating	Yes	A/C Yes			13,210
Plumbing	3 F/B	2 H/B	5 Add'l fix.	Wh/p	19,500
Attic	None		Attic size:		
Additions					102,120
Other Features		M Stks			3,000

Sub-Total					600,930
Grade	A	Factor 1.5500			931,442
CDU		C&D Factor 1.00			931,442
Depreciation		15 %			791,726
		Computed cost value @ 70%			554,208

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	940	42,114
G Garages	FSF Full-story fin o/gar	711	47,626
L Living Area	AIR Air conditioning	711	2,161
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	BPAT Brick/flagstone pati	384	8,757

Total additions 102,120

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2014	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

