

Property at 00066 FAIRWAY RIDGE

LOT6

Prop ID 6400066

Printed 15-Aug-2024 12:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PAQUETTE KARA & COLIN
Second name:
Address: 66 FAIRWAY RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
Lot: 6400066 Neigh.: Zone: R40 Vol: 738 Page: 1147

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	1.22	6,410
Resident Dwelling	1.00	541,790
Resident Outbldg	2.00	20,580

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Apr-2020
Sale price: 825,000
Sale valid:

Values

Mkt value :
Cost value: 1,012,543

Summary

Total assessments	708,780
Total exemptions	
Net assessment	708,780

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2273
Mkt/sale :
Assmt/sale: .8591

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	1.220	7,500	9,150			9,150	6,405
Residual		53,143						

2.140 acres

Total land value

209,150

146,405

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	01	Hardwood	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	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,150
Air Condition	01	Central Air	Addtn'l fixtures	4
Interior Cond	05	Good	Living area	3,970
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2019	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,738	408,420
Basement	Full with walk				
Heating	Yes	A/C Yes			11,670
Plumbing	3 F/B	2 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		19,000
Additions					90,964
Other Features		M Stks RR			31,820
Sub-Total					561,874
Grade	A-	Factor 1.4500			814,717
CDU		C&D Factor 1.00			814,717
Depreciation		5 %			773,981
Computed cost value @ 70%					541,787

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	866	38,799
G Garages	FSF Full-story fin o/gar	440	29,473
L Living Area	AIR Air conditioning	440	1,338
L Living Area	BSMT Basement addition	54	995
L Living Area	FRFF Frame first floor	54	6,182
L Living Area	AIR Air conditioning	54	164
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
P Porches, Patios, Decks	DECK Wood deck	368	9,748

Total additions 90,964

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	28	392	110.5	2023	B	54,603	50	27,300
RS1 Frame Utility Shed	10	14	140	30.00	2024	C	4,200	50	2,100
Value at 70%			20,580		Value at 100%			29,400	

