

Property at 00074 FAIRWAY RIDGE

LOT7

Prop ID 6400074

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Administrative Information

Owner name: PIZZUTI DANTE P & ANDREA R
Second name:
Address: 74 FAIRWAY RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
Lot: 6400074 Neigh.: Zone: R40 Vol: 717 Page: 50

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.30	1,580
Resident Dwelling	1.00	479,680
Resident Outbldg	2.00	7,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Feb-2018
Sale price: 760,000
Sale valid:

Values

Mkt value :
Cost value: 898,914

Summary

Total assessments	629,240
Total exemptions	
Net assessment	629,240

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1828
Mkt/sale :
Assmt/sale: .8279

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	.300	7,500	2,250			2,250	1,575
Residual	13,068							

1.220 acres

Total land value

202,250

141,575

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern Colonial			
Exterior Walls	04	Vinyl Siding			
Roof Material	01	Asphalt Shingles			
Roof Type	02	Hip			
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	03	Rec Room W/ Air			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Actual Year Built: 2017

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full with walk					1,372	336,940
Heating	Yes	A/C	Yes				9,650
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas		15,500
Attic	None	Attic size:					
Additions							140,461
Other Features	M Stks RR						22,547
Sub-Total							525,098
Grade	A-	Factor	1.4500				761,392
CDU		C&D Factor	1.00				761,392
Depreciation				10 %			685,253
				Computed cost value @ 70%			479,677

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	480	32,152
L Living Area	AIR Air conditioning	480	1,459
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	DECK Wood deck	344	9,113
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 140,461

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2024	C	4,200	50	2,100
Utility Shed									
RP1 Pool w/ Plastic Linr	14	18	252	74.05	2024	C	18,661	50	9,300
Value at 70%									
			7,980	Value at 100%			11,400		

