

Property at 00081 FAIRWAY RIDGE

LT17

Prop ID 6400081

Printed 08-Feb-2024 11:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MORGAN BRUCE K & LISA
 Second name:
 Address: 81 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
 Lot: 6400081 Neigh.: Zone: R40 Vol: 716 Page: 1143

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.96	5,040
Resident Dwelling	1.00	503,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Feb-2018
 Sale price: 772,250
 Sale valid: 07

Values

Mkt value :
 Cost value: 926,757

Summary

Total assessments	648,730
Total exemptions	
Net assessment	648,730

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2001
 Mkt/sale :
 Assmt/sale: .8401

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	.960	7,500	7,200			7,200	5,040
Residual		41,818						

1.880 acres

Total land value

207,200

145,040

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	361,550
Basement	Full		1,498	
Heating	Yes	A/C Yes		10,340
Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	15,500
Attic	None	Attic size:		
Additions				160,990
Other Features		M Stks		3,000

Sub-Total		551,380
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		10 %
		Computed cost value @ 70%
		503,686

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
L Living Area	BSMT Basement addition	436	8,035
L Living Area	FRFF Frame first floor	436	49,914
L Living Area	AIR Air conditioning	436	1,325
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	FOFF Frame open first flo	164	9,992
P Porches, Patios, Decks	BPAT Brick/flagstone pati	528	12,041

Total additions 160,990

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	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Story Height 2.0

Total Rooms	9	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	4	Rec Room Size	
Whirlpools		Living area	3,960
Saunas		# Living Units	1
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 2017

