

Property at 00082 FAIRWAY RIDGE

LOT8

Prop ID 6400082

Printed 11-May-2026 8:28 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CONNER ALEXA TRUSTEE
Second name:
Address: 82 FAIRWAY RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
Lot: 6400082 Neigh.: Zone: R40 Vol: 814 Page: 66

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	516,520

Exemptions

Exempt	Cat	Amount
--------	-----	--------

Last sale

Sale date: 11-Jul-2025
Sale price: 1,300,000
Sale valid:

Values

Mkt value :
Cost value: 937,886

Summary

Total assessments	656,520
Total exemptions	
Net assessment	656,520

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7215
Mkt/sale :
Assmt/sale: .5050

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						

.920 acres Total land value 200,000 140,000

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
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	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Living area	3,323
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2024	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,228	308,820
Basement	Full with walk			
Heating	Yes	A/C Yes		8,860
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				20,500
Other Features		M Stks RR		142,650
				28,061

Sub-Total		508,891
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		%
		Computed cost value @ 70%
		516,524

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
G Garages	FSF Full-story fin o/gar	280	18,756
L Living Area	AIR Air conditioning	280	851
L Living Area	BSMT Basement addition	548	10,099
L Living Area	FRFF Frame first floor	548	62,736
L Living Area	AIR Air conditioning	548	1,666
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	AIR Air conditioning	39	119

Total additions 142,650

