

Property at 00085 FAIRWAY RIDGE

LT15

Prop ID 6400085

Printed 08-Feb-2024 11:01 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EISENBAUM HEATHER & WAYNE
 Second name:
 Address: 85 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 17 020
 Lot: 6400085 Neigh.: Zone: R40 Vol: 760 Page: 306

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	587,390

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Sep-2018
 Sale price: 255,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,040,800

Summary

Total assessments	728,560	
Total exemptions		
Net assessment	728,560	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 4.0816
 Mkt/sale :
 Assmt/sale: 2.8571

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	.223	7,500	1,673			1,673	1,171
Residual		9,714						

1.143 acres

Total land value

201,673

141,171

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
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	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	360
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,750
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,970
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2018				

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 2,606	503,940
Basement	Full			
Heating	Yes	A/C Yes		14,340
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				101,904
Other Features	Mason Trim	M Stks RR		52,955

Sub-Total				690,639
Grade	B+	Factor 1.3500		932,363
CDU		C&D Factor 1.00		932,363
Depreciation		10 %		839,127
		Computed cost value @ 70%		587,389

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	432	28,937
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	BPAT Brick/flagstone pati	528	12,041
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 101,904

Scale: 1" = 11.46 feet

