

Property at 00090 FAIRWAY RIDGE

LOT9

Prop ID 6400090

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Administrative Information

Owner name: LEE SAMUEL LOUIS &
Second name: LEE SUSAN ADEIFE
Address: 90 FAIRWAY RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
Lot: 6400090 Neigh.: Zone: R40 Vol: 773 Page: 019

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	570,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Mar-2022
Sale price: 225,650
Sale valid:

Values

Resident Excess	1.32	6,930

Mkt value :
Cost value: 975,171

Summary

Total assessments	682,620
Total exemptions	
Net assessment	682,620

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.3216
Mkt/sale :
Assmt/sale: 3.0251

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		.25	150,000	105,000
Primary Site		40,075						
RES	12	1.320	7,500	9,900			9,900	6,930
Residual		57,499						

2.240 acres

Total land value

159,900

111,930

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	8
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	250
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,604
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2022	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	342,800
Basement	Full		1,402	
Heating	Yes	A/C Yes		9,820
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				187,406
Other Features	Mason Trim	M Stks		7,235

Sub-Total				562,261
Grade	A-	Factor 1.4500		815,278
CDU		C&D Factor 1.00		815,278
Depreciation		%		815,278
		Computed cost value @ 70%		570,695

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	602	26,201
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L Living Area	BSMT Basement addition	600	11,057
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	60	1,106
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277

Total additions 187,406

