

Property at 00091 FAIRWAY RIDGE

LT14

Prop ID 6400091

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Administrative Information

Owner name: PHILION JOHN P AND
 Second name: RYAN PHILION GIGI A
 Address: 91 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
 Lot: 6400091 Neigh.: Zone: R40 Vol: 690 Page: 60

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	140,000	AAA Veteran	1,000	Sale date: 04-Sep-2015
Resident Excess	.33	1,730	CAB Add Vet	500	Sale price: 224,900
Resident Dwelling	1.00	505,100	DAC Veteran	10,000	Sale valid:

Values

Mkt value :
 Cost value: 924,043

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	646,830	Water Connecticut	Cost/sale : 4.1087
Total exemptions	11,500	Sewer Septic	Mkt/sale :
Net assessment	635,330	Gas None	Assmt/sale: 2.8761

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	.330	7,500	2,475		2,475	1,733
Residual		14,375					

1.250 acres Total land value 202,475 141,733

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	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	17	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
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 4,151
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2015

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	Value
Basement	Full		2,104	418,450
Heating	Yes	A/C Yes		11,930
Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	15,500
Attic	None	Attic size:	Saunas	
Additions				145,005
Other Features		M Stks		3,000
Sub-Total				593,885
Grade	B+	Factor 1.3500		801,745
CDU		C&D Factor 1.00		801,745
Depreciation		10 %		721,571
		Computed cost value @ 70%		505,100

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	844	37,813
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	BPAT Brick/flagstone pati	238	5,427
P Porches, Patios, Decks	FOFF Frame open first flo	238	14,500
L Living Area	BSMT Basement addition	315	5,805
L Living Area	FRFF Frame first floor	315	36,062
L Living Area	AIR Air conditioning	315	958
L Living Area	BSMT Basement addition	300	5,528
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	AIR Air conditioning	300	912

Total additions 145,005

