

Property at 00040 FAIRWAY RIDGE LOT3 Prop ID 6400040 Printed 12-Sep-2019 4:14 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: SCHREIBER DAVID A & AMANDA G
 Second name:
 Address: 40 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,254	207,440
Basement	Full				
Heating	Yes	A/C Yes			6,290
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	10,100
Attic	None		Attic size:		
Additions					127,820
Other Features		M Stks			3,000
Sub-Total					354,650
Grade	B+	Factor 1.3500			478,778
CDU		C&D Factor 1.00			478,778
Depreciation		5 %			454,839
		Computed cost value @ 70%			318,387

Location Information			
Map: 013	Clerk map: 10 004		
Lot: 6400040	Neigh.: Zone: R40	Vol: 731	Page: 630
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	140,000	
Resident Excess	.06	320	
Resident Dwelling	1.00	318,390	
Summary		Utilities	
Total assessments	458,710	Water	Avon
Total exemptions		Sewer	Septic
Net assessment	458,710	Gas	None
		Values	
		Last sale	
		Sale date: 19-Aug-2019	
		Sale price: 580,000	
		Sale valid:	
		Mkt value :	
		Cost value: 655,300	
		Sales ratios	
		Cost/sale : 1.1298	
		Mkt/sale :	
		Assmt/sale: .7909	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	878	29,138
G Garages	FSF Full-story fin o/gar	734	36,419
L Living Area	AIR Air conditioning	734	1,653
L Living Area	BSMT Basement addition	400	5,460
L Living Area	FRFF Frame first floor	400	33,920
L Living Area	AIR Air conditioning	400	901
L Living Area	BSMT Basement addition	124	1,693
L Living Area	FRFF Frame first floor	124	10,515
L Living Area	AIR Air conditioning	124	279
P Porches, Patios, Decks	BPAT Brick/flagstone pati	320	5,405
P Porches, Patios, Decks	FOFF Frame open first flo	54	2,437

Total additions 127,820

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	.060	7,500	450		450	315
Residual		2,614					
				.980 acres	Total land value	200,450	140,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	3
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	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,424
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2014				

