

Property at 00074 FAIRWAY RIDGE LOT7 Prop ID 6400074 Printed 15-Feb-2019 6:00 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: PIZZUTI DANTE P & ANDREA R
 Second name:
 Address: 74 FAIRWAY RIDGE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

| | | | | | |
|---------------------------|----------------|----------------|--------------|-------------|----------------|
| Dwelling | Frame | 2 story w/bsmt | Area | 1,372 | 253,790 |
| Basement | Full with walk | | | | |
| Heating | Yes | A/C | Yes | | 7,690 |
| Plumbing | 3 F/B | 1 H/B | 4 Add'l fix. | Wh/p Saunas | 11,600 |
| Attic | None | | | Attic size: | |
| Additions | | | | | 104,046 |
| Other Features | M Stks | | | | 3,000 |
| Sub-Total | | | | | 380,126 |
| Grade | A- | Factor | 1.4500 | | 551,183 |
| CDU | | C&D Factor | 1.00 | | 551,183 |
| Depreciation | | % | | | 551,183 |
| Computed cost value @ 70% | | | | | 385,828 |

| | | | |
|-----------------------------|-------------------|------------------------|------------|
| Location Information | | | |
| Map: 013 | Clerk map: 10 004 | | |
| Lot: 6400074 | Neigh.: Zone: R40 | Vol: 717 | Page: 50 |
| Assessments | | Exemptions | |
| Assmt category | Qty | Amount | Exempt Cat |
| Resident Land | .92 | 140,000 | |
| Resident Excess | .30 | 1,580 | |
| Resident Dwelling | 1.00 | 385,830 | |
| Summary | | Utilities | |
| Total assessments | 527,410 | Water | Avon |
| Total exemptions | | Sewer | Septic |
| Net assessment | 527,410 | Gas | None |
| | | Values | |
| | | Sale date: 26-Feb-2018 | |
| | | Sale price: 760,000 | |
| | | Sale valid: | |
| | | Mkt value : | |
| | | Cost value: 753,443 | |
| | | Sales ratios | |
| | | Cost/sale : .9914 | |
| | | Mkt/sale : | |
| | | Assmt/sale: .6940 | |

Building additions

| Category | Type | Area | Value |
|--------------------------|---------------------------|------|----------------|
| G Garages | FRL Attached frame GT 65 | 792 | 26,284 |
| G Garages | FSF Full-story fin o/gar | 480 | 23,817 |
| L Living Area | AIR Air conditioning | 480 | 1,081 |
| L Living Area | BSMT Basement addition | 384 | 5,242 |
| L Living Area | FRFF Frame first floor | 384 | 32,563 |
| L Living Area | AIR Air conditioning | 384 | 865 |
| L Living Area | BSMT Basement addition | 56 | 764 |
| L Living Area | FRFF Frame first floor | 56 | 4,749 |
| L Living Area | AIR Air conditioning | 56 | 126 |
| P Porches, Patios, Decks | DECK Wood deck | 344 | 6,750 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 40 | 1,805 |
| Total additions | | | 104,046 |

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 | .300 | 7,500 | 2,250 | | 2,250 | 1,575 |
| Residual | | 13,068 | | | | | |
| | | | | 1.220 acres | Total land value | 202,250 | 141,575 |

Residential Dwelling Information

| Subject | Code | Description | Condominium | |
|-------------------------|------|------------------|------------------|-------|
| Style | 19 | Modern Colonial | | |
| Exterior Walls | 04 | Vinyl Siding | | |
| 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/Carpeti | 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 | |
| Area Over Gar. | 01 | Fully Finished | Half Baths | 1 |
| Basement | 04 | Full with walk-o | Finish bsmt sz | |
| Bsmt Fin Qual | 01 | Unfinished | Addtn'l fixtures | 4 |
| Air Condition | 05 | Heat Pump | Rec Room Size | |
| Interior Cond | 05 | Good | Living area | 3,664 |
| Exterior Cond | 05 | Good | Whirlpools | |
| | | | # Living Units | 1 |
| | | | M/F stacks | 1 |
| | | | W/B stacks | |
| | | | W/B openings | |
| Actual Year Built: 2017 | | | | |

