

Property at 00016 FENWICK DRIVE

Prop ID 6230016

Printed 07-Feb-2025 8:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BLAHA CHRISTINE
 Second name:
 Address: 16 FENWICK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 6230016 Neigh.: BH Zone: R30 Vol: 799 Page: 303

Assessments

Assmt category	Qty	Amount
Resident Land	.46	122,500
Resident Dwelling	1.00	367,430
Resident Outbldg	1.00	16,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-2010
 Sale price: 600,000
 Sale valid:

Values

Mkt value :
 Cost value: 723,900

Summary

Total assessments	506,730
Total exemptions	
Net assessment	506,730

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2065
 Mkt/sale :
 Assmt/sale: .8446

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.460	175,000	175,000			175,000	122,500
Primary Site		20,038						

.460 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium																																														
Style	19	Modern Colonial	BUCKINGHAM HERITAGE 07 HUNTINGTON																																														
Exterior Walls	04	Vinyl Siding	Story Height 2.0																																														
Roof Material	01	Asphalt Shingles																																															
Roof Type	02	Hip	<table><tr><td>Total Rooms</td><td>9</td><td>Garage cars</td><td>3</td></tr><tr><td>Bedrooms</td><td>4</td><td>Unfinished area</td><td></td></tr><tr><td>Family Rooms</td><td>1</td><td>Dormer linear f</td><td></td></tr><tr><td>Full Baths</td><td>4</td><td>Masonry trim sf</td><td></td></tr><tr><td>Half Baths</td><td>1</td><td>Finish bsmt sz</td><td></td></tr><tr><td>Addtn'l fixtures</td><td>2</td><td>Rec Room Size</td><td>950</td></tr><tr><td>Whirlpools</td><td>1</td><td>Living area</td><td>3,150</td></tr><tr><td>Saunas</td><td></td><td># Living Units</td><td>1</td></tr><tr><td>M/F stacks</td><td></td><td></td><td></td></tr><tr><td>W/B stacks</td><td>1</td><td></td><td></td></tr><tr><td>W/B openings</td><td>1</td><td></td><td></td></tr></table>			Total Rooms	9	Garage cars	3	Bedrooms	4	Unfinished area		Family Rooms	1	Dormer linear f		Full Baths	4	Masonry trim sf		Half Baths	1	Finish bsmt sz		Addtn'l fixtures	2	Rec Room Size	950	Whirlpools	1	Living area	3,150	Saunas		# Living Units	1	M/F stacks				W/B stacks	1			W/B openings	1		
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Foundation	01	Poured Concrete																																															
Interior Walls	02	Drywall																																															
Floors	07	Hardwood/Carpet																																															
Heating System	02	Forced Hot Air																																															
Fuel	02	Natural Gas																																															
Attic	99	None																																															
Grade	43	B+																																															
Garage	23	Attached 3 car																																															
Area Over Gar.	01	Fully Finished																																															
Basement	01	Full																																															
Bsmt Fin Qual	03	Rec Room W/ Air																																															
Air Condition	01	Central Air																																															
Interior Cond	05	Good																																															
Exterior Cond	05	Good	Actual Year Built: 2005																																														

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,261	315,260
Basement	Full			
Heating	Yes	A/C Yes		9,040
Plumbing	4 F/B	1 H/B 2 Add'l fix.	1 Wh/p	22,000
Attic	None	Attic size:		
Additions				109,163
Other Features	WB Stks	RR		30,558
Sub-Total				486,021
Grade	B+	Factor 1.3500		656,128
CDU		C&D Factor 1.00		656,128
Depreciation		20 %		524,902
Computed cost value @ 70%				367,431

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	774	34,677
G Garages	FSF Full-story fin o/gar	263	17,617
L Living Area	AIR Air conditioning	263	800
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	AIR Air conditioning	352	1,070
L Living Area	OVER Frame Overhang	13	1,191
P Porches, Patios, Decks	BPAT Brick/flagstone pati	308	7,024

Total additions 109,163

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2014	C	47,984	50	24,000
Value at 70%		16,800	Value at 100%		24,000				

