

Property at 00017 FENWICK DRIVE

Prop ID 6230017

Printed 08-Feb-2024 10:27 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: PANDYA SAMIT AND  
Second name: MYAGERI NEETA  
Address: 17 FENWICK DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 022 Clerk map:  
Lot: 6230017 Neigh.: BH Zone: R30 Vol: 650 Page: 435

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .49  | 122,500 |
| Resident Dwelling | 1.00 | 354,780 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

## Last sale

Sale date: 02-Nov-2012  
Sale price: 580,000  
Sale valid:

## Values

Mkt value :  
Cost value: 681,829

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 477,280 |
| Total exemptions  |         |
| Net assessment    | 477,280 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.1756  
Mkt/sale :  
Assmt/sale: .8229

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .490       | 175,000 | 175,000 |           | 175,000 | 122,500   |
| Primary Site |     | 21,344     |         |         |           |         |           |

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

## Building Valuation Summary

|                |                |                | Area            |               |
|----------------|----------------|----------------|-----------------|---------------|
| Dwelling       | Frame          | 2 story w/bsmt | 1,296           | 322,100       |
| Basement       | Full           |                |                 |               |
| Heating        | Yes            | A/C Yes        |                 | 9,230         |
| Plumbing       | 3 F/B          | 1 H/B          | 2 Add'l fix.    | 1 Wh/p Saunas |
| Attic          | Fully Finished |                | Attic size: 640 | 21,299        |
| Additions      |                |                |                 | 76,615        |
| Other Features | WB Stks        | RR             |                 | 23,040        |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 469,284 |
| Grade        | B+ | Factor 1.3500             | 633,533 |
| CDU          |    | C&D Factor 1.00           | 633,533 |
| Depreciation |    | 20 %                      | 506,826 |
|              |    | Computed cost value @ 70% | 354,778 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 680  | 30,465 |
| G Garages                | FSF Full-story fin o/gar | 368  | 24,650 |
| L Living Area            | AIR Air conditioning     | 368  | 1,119  |
| L Living Area            | BSMT Basement addition   | 56   | 1,032  |
| L Living Area            | FRFF Frame first floor   | 56   | 6,411  |
| L Living Area            | AIR Air conditioning     | 56   | 170    |
| P Porches, Patios, Decks | DECK Wood deck           | 482  | 12,768 |

Total additions 76,615

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                           |    |                 |       |
|----------------|------|------------------|---------------------------------------|----|-----------------|-------|
| Style          | 19   | Modern Colonial  | BUCKINGHAM HERITAGE 06 GRISWOLD GRAND |    |                 |       |
| Exterior Walls | 04   | Vinyl Siding     | Story Height 2.0                      |    |                 |       |
| Roof Material  | 01   | Asphalt Shingles |                                       |    |                 |       |
| Roof Type      | 01   | Gable            |                                       |    |                 |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms                           | 10 | Garage cars     | 3     |
| Interior Walls | 02   | Drywall          | Bedrooms                              | 4  | Unfinished area |       |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms                          | 1  | Dormer linear f |       |
| Heating System | 02   | Forced Hot Air   | Full Baths                            | 3  | Masonry trim sf |       |
| Fuel           | 02   | Natural Gas      | Half Baths                            | 1  | Finish bsmt sz  |       |
| Attic          | 01   | Fully Finished   | Addn'l fixtures                       | 2  | Rec Room Size   | 650   |
| Grade          | 43   | B+               | Whirlpools                            | 1  | Living area     | 3,656 |
| Garage         | 23   | Attached 3 car   | Saunas                                |    | # Living Units  | 1     |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks                            |    |                 |       |
| Basement       | 01   | Full             | W/B stacks                            | 1  |                 |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings                          | 1  |                 |       |
| Air Condition  | 01   | Central Air      |                                       |    |                 |       |
| Interior Cond  | 05   | Good             |                                       |    |                 |       |
| Exterior Cond  | 05   | Good             | Actual Year Built: 2005               |    |                 |       |

