

Property at 00030 FENWICK DRIVE

Prop ID 6230030

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Administrative Information

Owner name: NARAYANA PRABHU KESHAV AND
Second name: SHENOY AMRUTHA SACHIDANANDA
Address: 30 FENWICK DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
Lot: 6230030 Neigh.: BH Zone: R30 Vol: 698 Page: 1239

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	288,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jul-2016
Sale price: 481,500
Sale valid:

Values

Resident Excess		
.31	1,630	

Summary

Total assessments	412,970
Total exemptions	
Net assessment	412,970

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2252
Mkt/sale :
Assmt/sale: .8577

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.310	7,500	2,325			2,325	1,628
Residual		13,504						

1.000 acres

Total land value

177,325

124,128

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	260,190
Basement	Full with walk		979	
Heating	Yes	A/C Yes		7,490
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas 9,000
Attic	None		Attic size:	
Additions				98,634
Other Features		WB Stks		6,750

Sub-Total			382,064
Grade	B+	Factor 1.3500	515,786
CDU		C&D Factor 1.00	515,786
Depreciation		20 %	412,629
		Computed cost value @ 70%	288,840

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	520	23,002
G Garages	FSF Full-story fin o/gar	482	32,286
L Living Area	AIR Air conditioning	482	1,465
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 98,634

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	BUCKINGHAM HERITAGE 02 FARNHAM
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 2
Garage	22	Attached 2 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	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 2,720
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 2005

