

# PROPERTY PROFILE

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## 470 FELLOWS ROAD

<b>TOWN:</b>	<b>Perinton</b>	<b>TAX MAP NO:</b>	<b>140.004-0001-060.001</b>
<b>SCHOOL DISTRICT:</b>	<b>Fairport</b>	<b>LOT DIMENSIONS:</b>	<b>100' x 500' (1.14 acre)</b>
<b>ASSESSED VALUE:</b>	<b>\$ 305,100.00</b>	<b>WATER SUPPLY:</b>	<b>public</b>
<b>SCHOOL TAXES:</b>	<b>\$ 6,680.49</b>	<b>SEWAGE HANDLED BY:</b>	<b>public</b>
<b>TOWN &amp; COUNTY TAXES:</b>	<b>\$ <u>3,357.97</u></b>	<b>UTILITY SOURCE:</b>	<b>RG&amp;E</b>
<b>TOTAL TRUE TAXES:</b>	<b>\$ 10,038.44</b>	<b>HEAT SOURCE:</b>	<b>gas forced air w/heat pump</b>
<b>STYLE:</b>	<b>colonial</b>	<b>ELECTRIC SERVICE:</b>	<b>200 amp C/B</b>
<b>YEAR BUILT:</b>	<b>2001</b>		<b>With municipal electric</b>
<b>SQUARE FEET:</b>	<b>3300</b>	<b>WATER HEATER :</b>	<b>gas</b>
<b>NO. OF BEDROOMS:</b>	<b>5</b>	<b>EXTERIOR:</b>	<b>vinyl</b>
<b>NO. OF BATHS:</b>	<b>4</b>	<b>GARAGE:</b>	<b>2 car attached</b>
<b>DINING FACILITIES:</b>	<b>eat-in kitchen</b>	<b>DRIVEWAY:</b>	<b>blacktop</b>
	<b>and formal dining room</b>		

### OTHER:

\*The above information is derived from sources believed to be reliable but is not guaranteed. Neither Harris Wilcox Inc. and its agents nor the seller are responsible for any inaccuracies. The buyer should make his own independent inquiries and not rely on this information only.

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