



Property Information		Request Information		Update Information
File#:	BS-W01492-202441929	Requested Date:	11/10/2023	Update Requested:
Owner:	RONALD KOVIS	Branch:		Requested By:
Address 1:	112 Tahmore Dr	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Fairfield, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Town of Fairfield Zoning Department there are No Open Code Violation cases on this property.</p> <p>Payable To: Town of Fairfield Address:725 Old Post Road, Fairfield, CT 06824 PH:(203) 256-3036</p>
PERMITS	<p>Per Town of Fairfield Building Department there are Multiple Open and Expired permits on this property.</p> <p>Payable To: Town of Fairfield Address:725 Old Post Road, Fairfield, CT 06824 PH:(203) 256-3036</p> <p>Comments: Per Town of Fairfield Building Department there are Multiple Open and Expired permits on this property. Please refer to the attached document for More Information.</p>
SPECIAL ASSESSMENTS	<p>Per Town of Fairfield Treasurer's Office there are no special assessments/Liens on the property.</p> <p>Payable To: Town of Fairfield Address:725 Old Post Road, Fairfield, CT 06824 PH:(203) 256-3036</p>
DEMOLITION	NO



UTILITIES

Water:
Account #: NA
Payment Status: NA
Status: Pvt & Non Lienable
Amount: NA
Good Thru: NA
Account Active: Yes
Collector: Aquarion Water Company
Payable Address: 200 Monroe Turnpike Monroe, CT 06468
Business # (800) 732-9678

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

Sewer:
Account #:2022-8-0009822
Payment Status: PAID
Status: Pvt & Lienable
Amount: \$0.00
Good Thru: NA
Account Active: Yes
Collector: FAIRFIELD TOWN
Payable Address: 611 OLD POST ROAD FAIRFIELD CT 06824
Business # (203) 256-3100
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

Garbage
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

112 TAHMORE DRIVE

Location 112 TAHMORE DRIVE

Mblu 73/ 65/ / /

Acct# 09822

Owner KOVIS RONALD

Assessment \$370,300

Appraisal \$529,000

PID 5620

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$177,300	\$351,700	\$529,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$124,110	\$246,190	\$370,300

Owner of Record

Owner	KOVIS RONALD	Sale Price	\$0
Co-Owner		Certificate	
Care Of		Book & Page	0883/0312
Address	112 TAHMORE DRIVE FAIRFIELD, CT 06824-2512	Sale Date	03/13/1989
		Qualified	U

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
KOVIS RONALD	\$0		0883/0312	03/13/1989

Building Information

Building 1 : Section 1

Year Built: 1951
Living Area: 2,111
Replacement Cost: \$245,712
Building Percent Good: 70
Replacement Cost Less Depreciation: \$172,000

Building Attributes	
Field	Description
Style:	Cape
Model	Residential

Grade:	
Stories:	1 1/2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
FCPZ	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos2/FairfieldCTPhotos/\A0078\IMG_0196_781)

Building Layout

(ParcelSketch.ashx?pid=5620&bid=5529)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	984	984
TQS	Three Quarter Story	832	666
FHS	Half Story, Finished	768	461
FGR	Garage	308	0
FOP	Porch, Open, Finished	284	0
UBM	Basement, Unfinished	768	0
UST	Utility Storage, Unfinished	144	0
WDK	Deck, Wood	616	0
		4,704	2,111

Extra Features

Extra Features				
Code	Description	Size	Value	Bldg #
KIT1	EXTRA KITCHEN	1.00 UNITS	\$5,300	1

Land

Land Use

Use Code	1017
Description	Single fam w Inlaw
Zone	R3
Neighborhood	0085
Alt Land Appr	No

Land Line Valuation

Size (Sqr Feet)	22200
Depth	0
Assessed Value	\$246,190
Appraised Value	\$351,700

Category

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$177,300	\$351,700	\$529,000
2020	\$177,300	\$351,700	\$529,000
2019	\$199,400	\$302,200	\$501,600

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$124,110	\$246,190	\$370,300
2020	\$124,110	\$246,190	\$370,300
2019	\$139,580	\$211,540	\$351,120

Skip to main content

Public Record Requests

Town of Fairfield, CT

Request Visibility:  Unpublished

Request 23-228 Closed




Dates

Received


November 30, 2023 via web


Requester

 PI Praveen Immanuel

 praveen.immanuel@stellaripl.com

 2605 Maitland Center Parkway,, Maitland, FL, 32751

 03022619069

 Stellar Innovations

Invoices

No invoices due

Staff Assigned

Departments

Human Resources Department

Building Department

Tax Collector Department

Point of contact

Ivanna Vintonyak

Request

Hello,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 112 TAHMORE DR, Fairfield, CT 06825

Parcel: Mblu 73/ 65/ / /



Owner: RONALD KOVIS

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.

Timeline

Documents

 **Request Closed**  Public
All records have been released, and your request has been fulfilled

 **Document(s) Released to Requester**  Requester + Staff
BuildingPermitNoSig-2023-11-15-10-09-03.pdf
BuildingPermitNoSig-2023-11-15-10-20-59.pdf
ElectricalPermitNoSig-2023-11-15-10-19-

36.pdf
MechanicalPermitNoSig-2023-11-15-10-08-41.pdf
MechanicalPermitNoSig-2023-11-15-10-10-27.pdf
MechanicalPermitNoSig-2023-11-15-10-20-01.pdf
PlumbingPermitNoSig-2023-11-15-10-15-52.pdf
PlumbingPermitNoSig-2023-11-15-10-19-03.pdf

 **External Message** 

Requester + Staff

Dear Praveen Immanuel,

We have completed our review associated with your FOIA request.

1. Please see attached permits;
2. We do not have any open Code Violation or fines due that needs attention currently;
3. There aren't any unrecorded liens/fines/special assessments due.

Let us know if you have any questions.

Best regards,

Ivanna Vintonyak

Town of Fairfield

Human Resources Paralegal

Sullivan Independence Hall

725 Old Post Road

Fairfield, CT 06824

Work: 203-256-3005

Work cell: 475-450-4600

www.fairfieldct.org

November 30, 2023, 4:05pm by Ivanna Vintonyak, HR Paralegal (Staff)

 **External Message** 

Requester + Staff

Dear Praveen Immanuel,

We are in receipt of your FOIA request. Your request below has been referred to our Department for review and

appropriate response. You will be apprised of any costs associated with your request once we complete our review.

Best regards,

Ivanna Vintonyak

Town of Fairfield

Human Resources Paralegal

Sullivan Independence Hall

725 Old Post Road

Fairfield, CT 06824

Work: 203-256-3005

Work cell: 475-450-4600

www.fairfieldct.org

November 30, 2023, 3:42pm by Ivanna Vintonyak, HR Paralegal (Staff)



Request Opened

Public

Request received via web

November 30, 2023, 3:31pm by the requester

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

PLUMBING PERMIT

Construction cost: \$ 3,500.00
Permit Fee: \$ 64.64 **PAID**
Includes State Education Fee

Permit No: APLU23279
Parent PN:
Owner: KOVIS RONALD
112 TAHMORE DRIVE
FAIRFIELD CT
06824-2512

Applicant:
Contractor: MELIA PHILLIP
59 WESTWOOD ROAD

Use Group:
Construction Type: License:
Applicable Codes:

This certifies that KOVIS RONALD has permission to alter
a building on:
112 TAHMORE DRIVE as follows:

1ST FL/1 SHOWER,1 SINK,1 WC,1 KS,1 DW

All other work and MEPS require separate permits

Provided the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, to the applicable codes adopted by the State of Connecticut at the time of application, and to the provisions of regulations or ordinances relating to the Location, Inspection, Alteration and Construction of Buildings in the Town of Fairfield.

Note: The recipient of this permit accepts this permit on the condition that as owner or as agent of the owner, he/she agrees to comply with all Building and Zoning Regulations of the Town of Fairfield and State Statutes of the State of Connecticut regarding the use, occupancy, and type of building or structure to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, all property yard lines, and required distances from all other zones and is located in a zone in which the building and its use is allowed or has been approved.

All permits approved are subject to inspections performed by a representative from the Building Department.

Date Issued: 02/03/2003

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

PLUMBING PERMIT

Construction cost: \$ 1,000.00
Permit Fee: \$ 40.16 **PAID**
Includes State Education Fee

Permit No: APLU23280
Parent PN:
Owner: KOVIS RONALD
112 TAHMORE DRIVE
FAIRFIELD CT
06824-2512

Applicant:
Contractor: MELIA PHILLIP
59 WESTWOOD ROAD

Use Group:
Construction Type: License:
Applicable Codes:

This certifies that KOVIS RONALD has permission to alter
a building on:
112 TAHMORE DRIVE as follows:

GAS PIPING FOR KITCHEN STOVE,EXISTING DRYER ON 2ND FL

All other work and MEPS require separate permits

Provided the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, to the applicable codes adopted by the State of Connecticut at the time of application, and to the provisions of regulations or ordinances relating to the Location, Inspection, Alteration and Construction of Buildings in the Town of Fairfield.

Note: The recipient of this permit accepts this permit on the condition that as owner or as agent of the owner, he/she agrees to comply with all Building and Zoning Regulations of the Town of Fairfield and State Statutes of the State of Connecticut regarding the use, occupancy, and type of building or structure to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, all property yard lines, and required distances from all other zones and is located in a zone in which the building and its use is allowed or has been approved.

All permits approved are subject to inspections performed by a representative from the Building Department.

Date Issued: 02/03/2003

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

MECHANICAL PERMIT

Construction cost: \$ 3,000.00
Permit Fee: \$ 56.48 **PAID**
Includes State Education Fee

Permit No: AHEA20525
Parent PN:
Owner: KOVIS RONALD
112 TAHMORE DRIVE
FAIRFIELD CT
06824-2512

Applicant:
Contractor: ALLING, CRAIG W.
182 NOBLE STREET

Use Group:
Construction Type: License:
Applicable Codes:

This certifies that KOVIS RONALD has permission to alter
a building on:
112 TAHMORE DRIVE as follows:

**FURNISH & INSTALL RADIANT HEAT PANELS FOR FAMILY ROOM, KITCHEN BATH 1ST FL
UTILIZING EXISTING BOILER**

All other work and MEPS require separate permits

Provided the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, to the applicable codes adopted by the State of Connecticut at the time of application, and to the provisions of regulations or ordinances relating to the Location, Inspection, Alteration and Construction of Buildings in the Town of Fairfield.

Note: The recipient of this permit accepts this permit on the condition that as owner or as agent of the owner, he/she agrees to comply with all Building and Zoning Regulations of the Town of Fairfield and State Statutes of the State of Connecticut regarding the use, occupancy, and type of building or structure to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, all property yard lines, and required distances from all other zones and is located in a zone in which the building and its use is allowed or has been approved.

All permits approved are subject to inspections performed by a representative from the Building Department.

Date Issued: 02/18/2003

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

MECHANICAL PERMIT

Construction cost: \$ 8,000.00
Permit Fee: \$ 97.28 **PAID**
Includes State Education Fee

Permit No: AHEA20475
Parent PN:
Owner: KOVIS RONALD
112 TAHMORE DRIVE
FAIRFIELD CT
06824-2512

Applicant:
Contractor: LALUNA, ANTHONY
270 ROWE AVENUE

Use Group:
Construction Type:

License:
Applicable Codes:

This certifies that KOVIS RONALD has permission to alter
a building on:
112 TAHMORE DRIVE as follows:

INSTALL 4 TON TRANE CENTRAL A/C

All other work and MEPS require separate permits

Provided the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, to the applicable codes adopted by the State of Connecticut at the time of application, and to the provisions of regulations or ordinances relating to the Location, Inspection, Alteration and Construction of Buildings in the Town of Fairfield.

Note: The recipient of this permit accepts this permit on the condition that as owner or as agent of the owner, he/she agrees to comply with all Building and Zoning Regulations of the Town of Fairfield and State Statutes of the State of Connecticut regarding the use, occupancy, and type of building or structure to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, all property yard lines, and required distances from all other zones and is located in a zone in which the building and its use is allowed or has been approved.

All permits approved are subject to inspections performed by a representative from the Building Department.

Date Issued: 01/21/2003

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

MECHANICAL PERMIT

Construction cost: \$ 1,100.00
Permit Fee: \$ 48.00 **PAID**
Includes State Education Fee

Permit No: AHEA14311
Parent PN:
Owner: RONALD KOVIS
112 TAHMORE DRIVE
FAIRFIELD CT
06430

Applicant:
Contractor: OWNER

Use Group:
Construction Type:

License:
Applicable Codes:

This certifies that RONALD KOVIS has permission to alter
a building on:
112 TAHMORE DRIVE as follows:

METALBESTOS MODEL 55 8iX36i 103-HT/,PDE; SS CHIMNEY TOP MODEL DS SMOKEPIPE 8 DS VK

All other work and MEPS require separate permits

Provided the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, to the applicable codes adopted by the State of Connecticut at the time of application, and to the provisions of regulations or ordinances relating to the Location, Inspection, Alteration and Construction of Buildings in the Town of Fairfield.

Note: The recipient of this permit accepts this permit on the condition that as owner or as agent of the owner, he/she agrees to comply with all Building and Zoning Regulations of the Town of Fairfield and State Statutes of the State of Connecticut regarding the use, occupancy, and type of building or structure to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, all property yard lines, and required distances from all other zones and is located in a zone in which the building and its use is allowed or has been approved.

All permits approved are subject to inspections performed by a representative from the Building Department.

Date Issued: 01/27/1997

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

ELECTRICAL PERMIT

Construction cost: \$ 4,000.00
Permit Fee: \$ 64.64 **PAID**
Includes State Education Fee

Permit No: AELE36053
Parent PN:
Owner: KOVIS RONALD
112 TAHMORE DRIVE
FAIRFIELD CT
06824-2512

Applicant:
Contractor: SCARNULEY, WILLIAM
309 PARK LANE

Use Group:
Construction Type:
UI Number:

License:
Applicable Codes:

This certifies that KOVIS RONALD has permission to alter
a building on:
112 TAHMORE DRIVE as follows:

WIRE 1ST FL KITCHEN/BATH/FAMILY ROOM/2 BEDROOMS/DINING ROOM NO SMOKES

All other work and MEPS require separate permits

Provided the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, to the applicable codes adopted by the State of Connecticut at the time of application, and to the provisions of regulations or ordinances relating to the Location, Inspection, Alteration and Construction of Buildings in the Town of Fairfield.

Note: The recipient of this permit accepts this permit on the condition that as owner or as agent of the owner, he/she agrees to comply with all Building and Zoning Regulations of the Town of Fairfield and State Statutes of the State of Connecticut regarding the use, occupancy, and type of building or structure to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, all property yard lines, and required distances from all other zones and is located in a zone in which the building and its use is allowed or has been approved.

All permits approved are subject to inspections performed by a representative from the Building Department.

Date Issued: 02/04/2003

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

PERMIT TO BUILD

Construction cost: \$ 5,000.00
Permit Fee: \$ 98.80 **PAID**
Includes State Education Fee

Permit No: ABUI40544

Applicant:

Owner: KOVIS RONALD
112 TAHMORE DRIVE
FAIRFIELD CT
06824-2512

Contractor: WHITE HOME PRODUCTS, INC
225 BENTON STREET

Use Group:
Construction Type:
Occupant Load:

License:
Applicable Codes:
Automatic Sprinklers:

This certifies that KOVIS RONALD has permission to erect, alter
or demolish a building on:
112 TAHMORE DRIVE as follows:

TAKE OFF AND REROOF

All other work and MEPS require separate permits

Provided the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, to the applicable codes adopted by the State of Connecticut at the time of application, and to the provisions of regulations or ordinances relating to the Location, Inspection, Alteration and Construction of Buildings in the Town of Fairfield.

Note: The recipient of this permit accepts this permit on the condition that as owner or as agent of the owner, he/she agrees to comply with all Building and Zoning Regulations of the Town of Fairfield and State Statutes of the State of Connecticut regarding the use, occupancy, and type of building or structure to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, all property yard lines, and required distances from all other zones and is located in a zone in which the building and its use is allowed or has been approved.

All permits approved are subject to inspections performed by a representative from the Building Department.

Date Issued: 07/12/2006



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

Please note:

All departments that approved this permit must sign off on the completion of the work and inspections before a Certificate of Occupancy (CO) or Certificate of Acceptance (COA) can be issued.

For all **commercial** building permits, the following closeout documents, *where applicable*, must be uploaded to this permit in CITY SQUARED (<https://citysquared.com>) after the work has been completed, and prior to the issuance of a CO/COA:

1. Complete set of as-built drawings
2. Letter of compliance from the architect and/or engineer of record
3. Letter of compliance from the HVAC contractor, including balancing report
4. Letter of compliance from the electrical contractor certifying the 90 minute EM lighting test
5. Signed NFPA 72 letter from the fire alarm contractor
6. Letter of compliance from the sprinkler contractor

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

PERMIT TO BUILD

Construction cost: \$ 42,700.00
Permit Fee: \$ 383.88 **PAID**
Includes State Education Fee

Permit No: ABUI34936

Applicant:

Owner: KOVIS RONALD
112 TAHMORE DRIVE
FAIRFIELD CT
06824-2512

Contractor: home owner

Use Group:
Construction Type:
Occupant Load:

License:
Applicable Codes:
Automatic Sprinklers:

This certifies that KOVIS RONALD has permission to erect, alter
or demolish a building on:
112 TAHMORE DRIVE as follows:

**INTERIOR RENOVATIONS/1ST FL-TOTAL RENOV,SHEET ROCK,INSULATIO BEAM TO FAMILY
ROOM,KITCHEN CABINETS CO#18834 ISSUED 6/11/03**

All other work and MEPS require separate permits

Provided the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, to the applicable codes adopted by the State of Connecticut at the time of application, and to the provisions of regulations or ordinances relating to the Location, Inspection, Alteration and Construction of Buildings in the Town of Fairfield.

Note: The recipient of this permit accepts this permit on the condition that as owner or as agent of the owner, he/she agrees to comply with all Building and Zoning Regulations of the Town of Fairfield and State Statutes of the State of Connecticut regarding the use, occupancy, and type of building or structure to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, all property yard lines, and required distances from all other zones and is located in a zone in which the building and its use is allowed or has been approved.

All permits approved are subject to inspections performed by a representative from the Building Department.

Date Issued: 12/26/2002



Town of Fairfield Building Department

725 Old Post Road • Fairfield, CT 06824 • 203.256.3036

Please note:

All departments that approved this permit must sign off on the completion of the work and inspections before a Certificate of Occupancy (CO) or Certificate of Acceptance (COA) can be issued.

For all **commercial** building permits, the following closeout documents, *where applicable*, must be uploaded to this permit in CITY SQUARED (<https://citysquared.com>) after the work has been completed, and prior to the issuance of a CO/COA:

1. Complete set of as-built drawings
2. Letter of compliance from the architect and/or engineer of record
3. Letter of compliance from the HVAC contractor, including balancing report
4. Letter of compliance from the electrical contractor certifying the 90 minute EM lighting test
5. Signed NFPA 72 letter from the fire alarm contractor
6. Letter of compliance from the sprinkler contractor