

Property at 00028 BLUEBERRY LANE

Prop ID 1360028

Printed 05-Feb-2024 12:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BERARDINO EMILY & MATTHEW  
 Second name:  
 Address: 28 BLUEBERRY LANE  
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	864	207,290
Basement	Full				
Heating	Yes	A/C Yes			5,980
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					48,829
Other Features	WB Stks				6,750
Sub-Total					273,849
Grade	C+	Factor 1.0800			295,757
CDU		C&D Factor 1.00			295,757
Depreciation		35 %			192,242
Computed cost value @ 70%					134,569

Location Information

Map: 011 Clerk map:  
 Lot: 1360028 Neigh.: Zone: R30 Vol: 780 Page: 101

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	19-Oct-2022
Resident Land	.90	94,500			Sale price:	407,500
Resident Dwelling	1.00	134,570			Sale valid:	
					Values	
					Mkt value :	
					Cost value:	327,243
Summary			Utilities		Sales ratios	
Total assessments		229,070	Water	Well	Cost/sale :	.8031
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		229,070	Gas	None	Assmt/sale:	.5621

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.900	135,000	135,000		135,000	94,500
Primary Site		39,204					
				.900 acres	Total land value	135,000	94,500

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	176	20,149
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	DECK Wood deck	312	8,265
L Living Area	AIR Air conditioning	176	535
Total additions			48,829

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	2
Attic	99	None	Half Baths	
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	1,688
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

