

Property at 00007 BAYBERRY HILL ROAD

Prop ID 1260007

Printed 05-Feb-2024 12:24 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARCHESE HELEN I
 Second name:
 Address: 7 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1260007 Neigh.: Zone: RU2A Vol: 303 Page: 171

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Dec-1994
Resident Land	2.00	115,500				Sale price: 300,000
Resident Dwelling	1.00	261,210				Sale valid:
Resident Outbldg	1.00	1,050				Values
Resident Excess	.17	890				Mkt value :
						Cost value: 540,929
Summary			Utilities		Sales ratios	
Total assessments		378,650	Water	Well		Cost/sale : 1.8031
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		378,650	Gas	None		Assmt/sale: 1.2622

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	165,000	165,000			165,000	115,500
Primary Site		87,120						
RES	12	.170	7,500	1,275			1,275	893
Residual		7,405						
2.170 acres				Total land value			166,275	116,393

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	2
Heating System	05	Electric B/B	Family Rooms	1
Fuel	03	Electric	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	04	Living Area w/o	W/B stacks	2
Air Condition	99	None	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				906	245,940
Basement	Full						
Heating	Yes	A/C No					
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		13,500
Attic	None		Attic size:				
Additions							104,423
Other Features		WB Stks		Bsmt Gar			32,056
Sub-Total							395,919
Grade	A-	Factor 1.4500					574,083
CDU		C&D Factor 1.00					574,083
Depreciation		35 %					373,154
		Computed cost value @ 70%					261,208

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	225	25,758
L Living Area	BSMT Basement addition	225	4,146
L Living Area	FRFF Frame first floor	8	916
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	79	4,813
G Garages	FR Attached frame LE 65	144	8,331
L Living Area	FRFF Frame first floor	77	8,815
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	BSMT Basement addition	304	5,602
P Porches, Patios, Decks	DECK Wood deck	286	7,576

Total additions 104,423

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%			1,050				Value at 100%		1,500

