

Property at 00015 BAYBERRY HILL ROAD

Prop ID 1260015

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Administrative Information

Owner name: WILLIAMS CHRISTOPHER C &
 Second name: LYNN M
 Address: 15 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1260015 Neigh.: Zone: RU2A Vol: 645 Page: 546

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 19-Jul-2011	
Resident Land	2.00	115,500			Sale price: 455,000	
Resident Dwelling	1.00	275,470			Sale valid:	
Resident Outbldg	4.00	38,220			Values	
					Mkt value :	
Resident Excess	3.90	20,480			Cost value: 642,386	
Summary			Utilities		Sales ratios	
Total assessments		449,670	Water	Well	Cost/sale : 1.4118	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		449,670	Gas	None	Assmt/sale: .9883	

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	3.900	7,500	29,250		29,250	20,475
Residual		169,884					
5.900 acres				Total land value		194,250	135,975

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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				1,102	247,820
Basement	Full						
Heating	Yes	A/C Yes					7,120
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		14,500
Attic	None		Attic size:				
Additions							163,091
Other Features	Mason Trim	WB Stks					15,939
Sub-Total							448,470
Grade	B+		Factor 1.3500				605,435
CDU			C&D Factor 1.00				605,435
Depreciation			35 %				393,533
Computed cost value @ 70%							275,473

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	227	25,987
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	BSMT Basement addition	182	3,354
P Porches, Patios, Decks	BPAT Brick/flagstone pati	442	10,079
L Living Area	FRFF Frame first floor	468	53,577
G Garages	FR Attached frame LE 65	584	25,499
L Living Area	FATT Full finished attic	584	21,093
L Living Area	AIR Air conditioning	227	690
L Living Area	AIR Air conditioning	182	553
L Living Area	AIR Air conditioning	468	1,423
Total additions			163,091

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	12	192	30.00		C	5,760	50	2,900
Utility Shed									
RP3 Pool w/	20	40	800	110.5		C	88,440	50	44,200
Reinfor Conc									
RS1 Frame	14	22	308	30.00		C	9,240	50	4,600
Utility Shed									
RS1 Frame	24	8	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%			38,220					Value at 100%	54,600

