

Property at 00020 BAYBERRY HILL ROAD

Prop ID 1260020

Printed 05-Feb-2024 12:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TANNER ROBERT D AND
 Second name: TANNER ALICIA KILGORE
 Address: 20 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1260020 Neigh.: Zone: RU2A Vol: 767 Page: 835

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Jul-2020
Resident Land	2.00	115,500				Sale price: 510,000
Resident Dwelling	1.00	288,310				Sale valid:
					Values	
Resident Excess	3.68	19,320			Mkt value :	
					Cost value:	604,471
Summary			Utilities		Sales ratios	
Total assessments		423,130	Water	Well	Cost/sale :	1.1852
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		423,130	Gas	None	Assmt/sale:	.8297

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	3.680	7,500	27,600			27,600	19,320
Residual		160,301						
5.680 acres				Total land value			192,600	134,820

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				1,360	291,760
Basement	Full						
Heating	Yes	A/C Yes					8,360
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							137,229
Other Features		WB Stks		RR			23,021
Sub-Total							469,370
Grade	B+		Factor 1.3500				633,650
CDU			C&D Factor 1.00				633,650
Depreciation			35 %				411,873
Computed cost value @ 70%							288,311

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	110	13,054
P Porches, Patios, Decks	FEFF Frame enclosed first	200	19,072
G Garages	MA Attached masonry LE	180	10,381
G Garages	MA Attached masonry LE	480	22,086
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	MAFF Masonry first floor	408	48,419
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	MAFF Masonry first floor	152	18,038
L Living Area	AIR Air conditioning	408	1,240
L Living Area	AIR Air conditioning	152	462
L Living Area	AIR Air conditioning	110	334
Total additions			137,229

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	350
Interior Cond	05	Good	Living area	2,710
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	4
Actual Year Built: 1959				

