

Property at 00029 BAYBERRY HILL ROAD

Prop ID 1260029

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Administrative Information

Owner name: CHISHOLM STAFFORD A &
 Second name: CARLEEN R
 Address: 29 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1260029 Neigh.: Zone: RU2A Vol: 534 Page: 850

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	360,370
Resident Outbldg	1.00	25,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Dec-2005
 Sale price: 718,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 715,843

Summary

Total assessments	501,090
Total exemptions	
Net assessment	501,090

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9970
 Mkt/sale :
 Assmt/sale: .6979

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	.030	7,500	225			225	158
Residual		1,307						

2.030 acres

Total land value

165,225

115,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2005

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	311,550
Basement	Full		1,242	
Heating	Yes	A/C Yes		8,930
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	14,500
Attic	None	Attic size:		
Additions				105,824
Other Features		M Stks		3,000

Sub-Total		443,804
Grade	A-	
CDU	Factor 1.4500	643,516
Depreciation	C&D Factor 1.00	643,516
	20 %	514,813
	Computed cost value @ 70%	360,369

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	824	36,917
G Garages	FSF Full-story fin o/gar	640	42,870
L Living Area	AIR Air conditioning	640	1,946
L Living Area	BSMT Basement addition	144	2,654
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950

Total additions 105,824

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2006	C	71,636	50	35,800
Value at 70%			25,060				Value at 100%		35,800

Scale: 1" = 6.94 feet