

Property at 00045 BAYBERRY HILL ROAD

Prop ID 1260045

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Administrative Information

Owner name: LEWIS HEIDI A & SCOTT F
Second name: TRUSTEES
Address: 45 BAYBERRY HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
Lot: 1260045 Neigh.: Zone: RU2A Vol: 749 Page: 267

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 14-Oct-1988	
Resident Land	2.00 115,500			Sale price: 402,500	
Resident Dwelling	1.00 286,330			Sale valid:	
				Values	
Resident Excess	.32 1,680			Mkt value :	
				Cost value: 576,443	
Summary		Utilities		Sales ratios	
Total assessments	403,510	Water Well		Cost/sale :	1.4322
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	403,510	Gas None		Assmt/sale:	1.0025

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	.320	7,500	2,400		2,400	1,680
Residual		13,939					
		2.320 acres		Total land value		167,400	117,180

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
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	
Attic	02	Unfinished	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	1
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: 1958	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	840	157,040
Basement	Full		
Heating	Yes A/C Yes		4,530
Plumbing	3 F/B H/B 2 Add'l fix. 1 Wh/p	Saunas	13,500
Attic	Unfinished Attic size: 800		11,865
Additions			262,218
Other Features	Mason Trim WB Stks M Stks		16,993
Sub-Total			466,146
Grade	B+	Factor 1.3500	629,297
CDU		C&D Factor 1.00	629,297
Depreciation		35 %	409,043
		Computed cost value @ 70%	286,330

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	876	100,285
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	BSMT Basement addition	78	1,437
P Porches, Patios, Decks	FOFF Frame open first flo	221	13,465
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	876	2,663
L Living Area	AIR Air conditioning	32	97
L Living Area	AIR Air conditioning	180	547
L Living Area	AIR Air conditioning	78	237
L Living Area	FRFF Frame first floor	739	84,601
L Living Area	AIR Air conditioning	739	2,247

Total additions 262,218

