

Property at 00050 BAYBERRY HILL ROAD

Prop ID 1260050

Printed 06-Feb-2026 8:36 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WANG JUN HEE AND
 Second name: HAN JIHUN
 Address: 50 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map: 90 034
 Lot: 1260050 Neigh.: Zone: RU2A Vol: 809 Page: 1087

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	424,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Dec-2025
 Sale price: 995,000
 Sale valid:

Values

Mkt value :
 Cost value: 787,029

Summary

Total assessments	550,920
Total exemptions	
Net assessment	550,920

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7910
 Mkt/sale :
 Assmt/sale: .5537

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	2.018	7,500	15,135			15,135	10,595
Residual		87,904						

4.018 acres

Total land value

180,135

126,095

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	50	A		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1968

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt				Area	
Basement	Full					1,952	303,370
Heating	Yes	A/C Yes					8,660
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas		15,500
Attic	None	Attic size:					
Additions							229,967
Other Features	WB Stks						44,885
Sub-Total							602,382
Grade	A	Factor 1.5500					933,692
CDU		C&D Factor 1.00					933,692
Depreciation					35 %		606,900
						Computed cost value @ 70%	424,830

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	165	18,889
L Living Area	AIR Air conditioning	165	502
L Living Area	BSMT Basement addition	165	3,041
P Porches, Patios, Decks	DECK Wood deck	1,134	30,040
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FOFF Frame open first flo	231	14,074
L Living Area	FRFF Frame first floor	508	58,156
L Living Area	AIR Air conditioning	508	1,544
L Living Area	BSMT Basement addition	508	9,361
G Garages	FRL Attached frame GT 65	862	38,619
L Living Area	FRFF Frame first floor	354	40,526
L Living Area	AIR Air conditioning	354	1,076
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941

Total additions 229,967

