

Property at 00058 BAYBERRY HILL ROAD

Prop ID 1260058

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Administrative Information

Owner name: LEVIN EMMANUELLE
 Second name:
 Address: 58 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 1260058 Neigh.: Zone: RU2A Vol: 666 Page: 887

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Use Assmt Forest	30.00	5,250
Resident Excess	4.95	25,990
Resident Dwelling	1.00	1,219,030
Resident Outbldg	2.00	28,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Oct-2010
 Sale price: 800,000
 Sale valid:
 Values
 Mkt value :
 Cost value: 1,992,500

Summary

Total assessments	1,394,750
Total exemptions	
Net assessment	1,394,750

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.4906
 Mkt/sale :
 Assmt/sale: 1.7434

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	4.950	7,500	37,125			37,125	25,988
Residual		215,622						
FOR	62	30.000	250	7,500			7,500	5,250
Forest		1,306,800						
36.950 acres				Total land value			209,625	146,738

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	4
Floors	01	Hardwood	Bedrooms	5
Heating System	08	Geothermal	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	5
Attic	99	None	Half Baths	2
Grade	60	AA	Addtn'l fixtures	4
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	4
Air Condition	01	Central Air	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 2012	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,278
Basement	Full		513,880
Heating	No	A/C Yes	14,640
Plumbing	5 F/B	2 H/B 4 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			535,431
Other Features		M Stks	12,000
Sub-Total			1,107,451
Grade	AA	Factor 1.8500	2,048,784
CDU		C&D Factor 1.00	2,048,784
Depreciation		15 %	1,741,466
		Computed cost value @ 70%	1,219,026

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	752	33,691
P Porches, Patios, Decks	CNPY Canopy	367	7,777
G Garages	FRL Attached frame GT 65	822	36,827
L Living Area	BSMT Basement addition	471	8,680
L Living Area	FRFF Frame first floor	471	53,921
L Living Area	AIR Air conditioning	471	1,432
L Living Area	BSMT Basement addition	685	12,623
L Living Area	FRFF Frame first floor	685	78,419
L Living Area	AIR Air conditioning	685	2,082
P Porches, Patios, Decks	FOFF Frame open first flo	468	28,513
L Living Area	BSMT Basement addition	660	12,162
L Living Area	FRFF Frame first floor	660	75,557
L Living Area	AIR Air conditioning	660	2,006
L Living Area	BSMT Basement addition	616	11,352
L Living Area	FRFF Frame first floor	616	70,520
L Living Area	AIR Air conditioning	616	1,873
L Living Area	BSMT Basement addition	440	8,108
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	FRUF Frame upper full	440	36,841
L Living Area	AIR Air conditioning	880	2,675
Total additions			535,431

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	35	560	30.00	2015	B	21,168	50	10,600
Utility Shed									
RP5 Pool w/ Gunite	8	45	360	110.5	2022	A	61,687	50	30,800
Value at 70%			28,980				Value at 100%		41,400

