

Property at 00063 BAYBERRY HILL ROAD

Prop ID 1260063

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Administrative Information

Owner name: FREY ROBERT CARTER-LEE AND
 Second name: ELDRIDGE REBECCA
 Address: 63 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1260063 Neigh.: Zone: RU2A Vol: 805 Page: 1104

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	260,780
Resident Outbldg	2.00	6,230

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Aug-2025
 Sale price: 683,000
 Sale valid:

Values

Mkt value :
 Cost value: 548,771

Summary

Total assessments	384,140	
Total exemptions		
Net assessment	384,140	

Utilities

	Water	Well
	Sewer	Septic
	Gas	None

Sales ratios

Cost/sale : .8035
 Mkt/sale :
 Assmt/sale: .5624

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	.310	7,500	2,325			2,325	1,628
Residual		13,504						

2.310 acres

Total land value

167,325

117,128

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		
			Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,104	248,160
Basement	Full			
Heating	Yes	A/C Yes		7,130
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				62,602
Other Features		WB Stks	RR	18,058
Sub-Total				344,950
Grade	B+	Factor 1.3500		465,683
CDU		C&D Factor 1.00		465,683
Depreciation		20 %		372,546
Computed cost value @ 70%				260,782

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	420	19,100
L Living Area	FRFF Frame first floor	280	32,055
P Porches, Patios, Decks	DECK Wood deck	400	10,596
L Living Area	AIR Air conditioning	280	851

Total additions 62,602

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	8	112	30.00		C	3,360	50	1,700
Utility Shed									
RP5 Pool w/ Gunite	8	13	104	110.5	2026	B	14,486	50	7,200
Value at 70%		6,230	Value at 100%		8,900				

