

Property at 00064 BAYBERRY HILL ROAD

Prop ID 1260064

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Administrative Information

Owner name: HART KIMBERLEE R
 Second name:
 Address: 64 BAYBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 1260064 Neigh.: Zone: RU2A Vol: 547 Page: 401

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 11-Jan-2005
Resident Land	2.00	115,500			Sale price: 650,000
Resident Dwelling	1.00	389,440			Sale valid: Y
Resident Outbldg	3.00	31,290			

Values

Resident Excess	4.91	25,780			Mkt value : Cost value: 802,871
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Summary

Total assessments	562,010	Water	Well	Cost/sale : 1.2352
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	562,010	Gas	None	Assmt/sale: .8646

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	4.910	7,500	36,825		36,825	25,778
Residual		213,880					
6.910 acres		Total land value		201,825		141,278	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Story Height 1.5	
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 837	202,700
Basement	Full			
Heating	Yes	A/C Yes		5,850
Plumbing	4 F/B	1 H/B	1 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				360,397
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar
				46,069
Sub-Total				634,016
Grade	B+	Factor 1.3500		855,922
CDU		C&D Factor 1.00		855,922
Depreciation		35 %		556,349
		Computed cost value @ 70%		389,444

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	843	19,224
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	FRFF Frame first floor	494	56,554
L Living Area	FRUF Frame upper full	494	41,363
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	BSMT Basement addition	450	8,293
L Living Area	FRFF Frame first floor	119	13,623
L Living Area	BSMT Basement addition	1,088	20,050
L Living Area	FRFF Frame first floor	1,088	124,555
L Living Area	AIR Air conditioning	132	401
L Living Area	AIR Air conditioning	494	1,502
L Living Area	AIR Air conditioning	494	1,502
L Living Area	AIR Air conditioning	450	1,368
L Living Area	AIR Air conditioning	15	46
L Living Area	FRFF Frame first floor	45	5,152
L Living Area	AIR Air conditioning	45	137
Total additions			360,397

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	12	168	30.00		C	5,040	50	2,500
Utility Shed									
RS1 Frame	25	17	425	30.00		C	12,750	50	6,400
Utility Shed									
RP5 Pool w/ Gunite	18	36	648	110.5	2013	C	71,636	50	35,800
Value at 70%	31,290		Value at 100%		44,700				

