

Property at 00071 BAYBERRY HILL ROAD

Prop ID 1260071

Printed 20-Aug-2026 10:59 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HAYES LAWRENCE J & HELEN D
 Second name:
 Address: 71 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map: 93 026
 Lot: 1260071 Neigh.: Zone: RU2A Vol: 682 Page: 411

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	320,750
Resident Outbldg	1.00	32,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Feb-2015
 Sale price: 799,000
 Sale valid:

Values

Mkt value :
 Cost value: 672,814

Summary

Total assessments	470,970
Total exemptions	
Net assessment	470,970

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8421
 Mkt/sale :
 Assmt/sale: .5894

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	.426	7,500	3,195			3,195	2,237
Residual		18,557						

2.426 acres

Total land value

168,195

117,737

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	07	Hydro Air		
Fuel	01	Oil		
Attic	99	None		
Grade	47	A-		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1996

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,032	270,540
Heating	Yes	A/C	Yes			7,780
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas	21,500
Attic	None	Attic size:				
Additions						128,224
Other Features		WB Stks	RR			23,398
Sub-Total						451,442
Grade	A-	Factor	1.4500			654,591
CDU		C&D Factor	1.00			654,591
Depreciation			30 %			458,214
			Computed cost value @ 70%			320,750

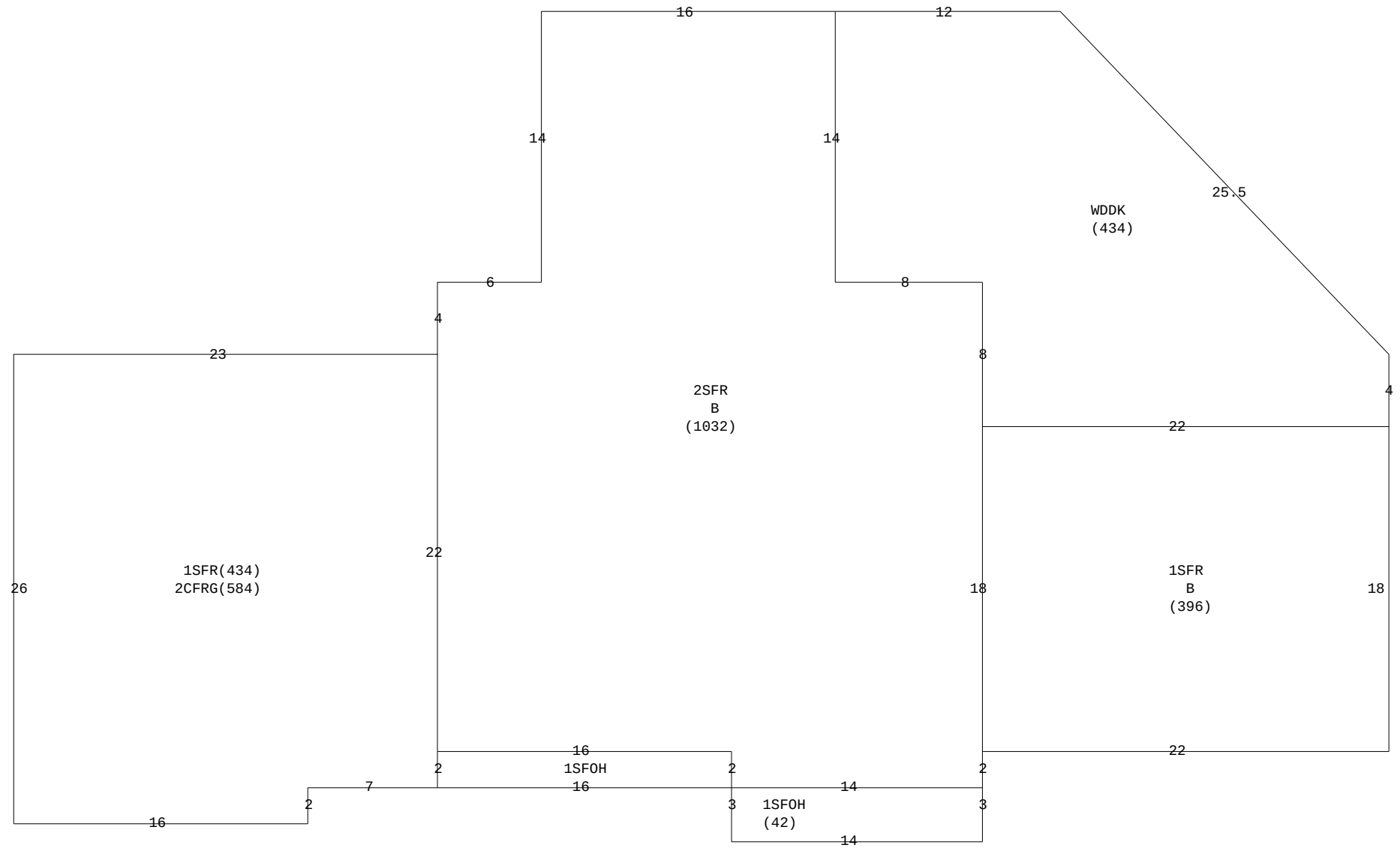
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	584	25,499
G Garages	FSF Full-story fin o/gar	434	29,071
L Living Area	AIR Air conditioning	434	1,319
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	42	128
L Living Area	BSMT Basement addition	396	7,297
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	AIR Air conditioning	396	1,204
P Porches, Patios, Decks	DECK Wood deck	434	11,497

Total additions 128,224

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	42	840	110.5	2011	C	92,862	50	46,400
Value at 70%	32,480						Value at 100%	46,400	



2019-8x8 shed no value