

Property at 00077 BAYBERRY HILL ROAD

Prop ID 1260077

Printed 05-Feb-2024 12:27 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GIRSKY LAURA & LESLIE  
 Second name:  
 Address: 77 BAYBERRY HILL ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 035 Clerk map: 93 026  
 Lot: 1260077 Neigh.: Zone: RU2A Vol: 778 Page: 652

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 115,500 |
| Resident Dwelling | 1.00 | 504,480 |
| Resident Outbldg  | 2.00 | 12,250  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 29-Aug-2022  
 Sale price: 990,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 910,614

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 637,430 |
| Total exemptions  |         |
| Net assessment    | 637,430 |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : .9198  
 Mkt/sale :  
 Assmt/sale: .6439

## 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  | .990       | 7,500   | 7,425   |      |      | 7,425   | 5,198     |
| Residual     |     | 43,124     |         |         |      |      |         |           |

2.990 acres

Total land value

172,425

120,698

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 06   | Contemporary     |             |  |
| Exterior Walls | 02   | Wood Shingles    |             |  |
| 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           | 07   | Propane Gas      |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 47   | A-               |             |  |
| Garage         | 23   | Attached 3 car   |             |  |
| Area Over Gar. | 99   | None             |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

Actual Year Built: 1959

## Building Valuation Summary

|                |         |                |              |                           |        |           |
|----------------|---------|----------------|--------------|---------------------------|--------|-----------|
| Dwelling       | Frame   | 1 story w/bsmt |              |                           | Area   |           |
| Basement       | Full    |                |              |                           | 3,272  | 477,080   |
| Heating        | Yes     | A/C Yes        |              |                           |        | 13,560    |
| Plumbing       | 3 F/B   | 2 H/B          | 2 Add'l fix. | 1 Wh/p                    | Saunas | 20,500    |
| Attic          | None    | Attic size:    |              |                           |        |           |
| Additions      |         |                |              |                           |        | 214,199   |
| Other Features | WB Stks |                | RR           |                           |        | 39,317    |
|                |         |                |              |                           |        |           |
| Sub-Total      |         |                |              |                           |        | 764,656   |
| Grade          | A-      | Factor         | 1.4500       |                           |        | 1,108,751 |
| CDU            |         | C&D Factor     | 1.00         |                           |        | 1,108,751 |
| Depreciation   |         |                |              | 35 %                      |        | 720,688   |
|                |         |                |              | Computed cost value @ 70% |        | 504,482   |

## Building additions

| Category                 | Type                     | Area  | Value   |
|--------------------------|--------------------------|-------|---------|
| G Garages                | FRL Attached frame GT 65 | 816   | 36,558  |
| G Garages                | FSF Full-story fin o/gar | 504   | 33,760  |
| L Living Area            | AIR Air conditioning     | 504   | 1,532   |
| L Living Area            | OVER Frame Overhang      | 69    | 6,319   |
| P Porches, Patios, Decks | DECK Wood deck           | 120   | 3,179   |
| P Porches, Patios, Decks | DECK Wood deck           | 408   | 10,808  |
| L Living Area            | BSMT Basement addition   | 16    | 295     |
| L Living Area            | FRFF Frame first floor   | 16    | 1,832   |
| L Living Area            | FRUF Frame upper full    | 1,382 | 115,715 |
| L Living Area            | AIR Air conditioning     | 1,382 | 4,201   |

Total additions 214,199

## Outbuilding Information

| Description         | Wid | Len | Area | Rate  | Year   | Cnd | RCN           | Depr | Value  |
|---------------------|-----|-----|------|-------|--------|-----|---------------|------|--------|
| RG1 Frame or Con    | 22  | 22  | 484  | 55.95 |        | C   | 27,080        | 50   | 13,500 |
| Block Detach Garage |     |     |      |       |        |     |               |      |        |
| RS1 Frame           | 22  | 12  | 264  | 30.00 |        | C   | 7,920         | 50   | 4,000  |
| Utility Shed        |     |     |      |       |        |     |               |      |        |
| Value at 70%        |     |     |      |       | 12,250 |     | Value at 100% |      | 17,500 |

