

Property at 00079 BAYBERRY HILL ROAD

Prop ID 1260079

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Administrative Information

Owner name: DOMACK ROBERT J & TERESA
 Second name:
 Address: 79 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1260079 Neigh.: Zone: RU2A Vol: 781 Page: 908

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Oct-2014
Resident Land	2.00	115,500				Sale price: 450,000
Resident Dwelling	1.00	286,570				Sale valid:
Resident Outbldg	1.00	2,940				Values
Resident Excess	3.71	19,480				Mkt value :
						Cost value: 606,414
Summary			Utilities		Sales ratios	
Total assessments		424,490	Water	Well	Cost/sale :	1.3476
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		424,490	Gas	None	Assmt/sale:	.9433

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	3.710	7,500	27,825			27,825	19,478
Residual		161,608						
5.710 acres				Total land value			192,825	134,978

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addn'l fixtures	2
Grade	47	A-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	359,300
Basement	None		2,377	-5,140
Heating	Yes	A/C Yes		10,240
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	11,000
Attic	None	Attic size:	Saunas	
Additions				49,705
Other Features		WB Stks		9,250
Sub-Total				434,355
Grade	A-	Factor 1.4500		629,815
CDU		C&D Factor 1.00		629,815
Depreciation		35 %		409,380
		Computed cost value @ 70%		286,566

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	60	1,589
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
L Living Area	FRFF Frame first floor	180	20,607
G Garages	FR Attached frame LE 65	520	23,002
L Living Area	AIR Air conditioning	180	547
Total additions			49,705

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	14	280	30.00		C	8,400	50	4,200
Utility Shed									
Value at 70%			2,940				Value at 100%		4,200

