

Property at 00084 BAYBERRY HILL ROAD

Prop ID 1260084

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Administrative Information

Owner name: CURRAN TIMOTHY J AND
Second name: CURRAN SILVIA SARA
Address: 84 BAYBERRY HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
Lot: 1260084 Neigh.: Zone: RU2A Vol: 696 Page: 385

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	209,140
Resident Outbldg	1.00	13,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Apr-2016
Sale price: 320,000
Sale valid:

Values

Mkt value :
Cost value: 492,671

Summary

Total assessments	344,870	
Total exemptions		
Net assessment	344,870	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5396
Mkt/sale :
Assmt/sale: 1.0777

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	1.360	7,500	10,200			10,200	7,140
Residual		59,242						

3.360 acres

Total land value

175,200

122,640

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,280	214,940
Basement	Full			
Heating	Yes	A/C Yes		6,170
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				180,983
Other Features		WB Stks		13,500

Sub-Total				425,593
Grade	C+	Factor 1.0800		459,640
CDU		C&D Factor 1.00		459,640
Depreciation		35 %		298,766
		Computed cost value @ 70%		209,136

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	1,540	176,301
L Living Area	AIR Air conditioning	1,540	4,682

Total additions 180,983

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	23	29	667	55.95		C	37,319	50	18,700
Block Detach Garage									

Value at 70% 13,090

Value at 100% 18,700

