

Property at 00085 BAYBERRY HILL ROAD

Prop ID 1260085

Printed 05-Feb-2024 12:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ODWYER JEREMIAH N TRUSTEE AND
 Second name: GARCEAU ROBERTA J TRUSTEE
 Address: 85 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1260085 Neigh.: Zone: RU2A Vol: 782 Page: 208

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	430,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jul-2000
 Sale price: 610,000
 Sale valid:

Values

Mkt value :
 Cost value: 794,843

Summary

Total assessments	556,390
Total exemptions	
Net assessment	556,390

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3030
 Mkt/sale :
 Assmt/sale: .9121

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	2.040	7,500	15,300		15,300	10,710
Residual		88,862					

4.040 acres

Total land value

180,300

126,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Half bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,584
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,200	303,350
Basement	Full with walk					
Heating	Yes	A/C	Yes			8,700
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:				
Additions						186,086
Other Features	WB Stks					13,500

Sub-Total			528,636
Grade	A	Factor 1.5500	819,386
CDU		C&D Factor 1.00	819,386
Depreciation		25 %	614,540
		Computed cost value @ 70%	430,178

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
L Living Area	BSMT Basement addition	128	2,359
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	AIR Air conditioning	128	389
L Living Area	BSMT Basement addition	480	8,845
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
P Porches, Patios, Decks	BPAT Brick/flagstone pati	308	7,024
P Porches, Patios, Decks	DECK Wood deck	686	18,172

Total additions 186,086

