

Property at 00088 BAYBERRY HILL ROAD

Prop ID 1260088

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Administrative Information

Owner name: MCGUIRE-DUNN CYNTHIA AND
 Second name: HOGAN TAYLOR E
 Address: 88 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 1260088 Neigh.: Zone: RU2A Vol: 740 Page: 1238

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-May-2020
Resident Land	2.00	115,500			Sale price: 480,000
Resident Dwelling	1.00	315,340			Sale valid:
Resident Outbldg	1.00	1,260			

Last sale

Values

Resident Excess	2.77	14,540			Mkt value :
					Cost value: 638,057

Summary

Total assessments	446,640	Water Well	Cost/sale : 1.3293
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	446,640	Gas None	Assmt/sale: .9305

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	2.770	7,500	20,775		20,775	14,543
Residual		120,661					

4.770 acres Total land value 185,775 130,043

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	4
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,158	198,890
Basement	Full				
Heating	Yes	A/C Yes			5,710
Plumbing	3 F/B	2 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		18,500
Additions					278,526
Other Features		WB Stks			11,750
Sub-Total					513,376
Grade	B+	Factor 1.3500			693,058
CDU		C&D Factor 1.00			693,058
Depreciation		35 %			450,488
		Computed cost value @ 70%			315,342

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	632	16,742
L Living Area	FRFF Frame first floor	720	82,426
L Living Area	FRUF Frame upper full	720	60,286
L Living Area	AIR Air conditioning	1,440	4,378
G Garages	FRL Attached frame GT 65	880	39,426
G Garages	FSF Full-story fin o/gar	880	58,946
L Living Area	AIR Air conditioning	880	2,675
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647

Total additions 278,526

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2023	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

