

Property at 00090 BAYBERRY HILL ROAD

Prop ID 1260090

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Administrative Information

Owner name: JURCZYSZAK JAN WALTER &
 Second name: CHRISTINE ANITA CO-TTEES
 Address: 90 BAYBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 1260090 Neigh.: Zone: RU2A Vol: 810 Page: 018

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	151,760
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Apr-2000
 Sale price: 260,000
 Sale valid:

Values

Mkt value :
 Cost value: 400,471

Summary

Total assessments	280,330
Total exemptions	
Net assessment	280,330

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5403
 Mkt/sale :
 Assmt/sale: 1.0782

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	2.210	7,500	16,575			16,575	11,603
Residual		96,268						

4.210 acres

Total land value

181,575

127,103

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	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,664
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,240	209,680
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					84,897
Other Features		WB Stks			9,250
Sub-Total					308,827
Grade	C+	Factor 1.0800			333,533
CDU		C&D Factor 1.00			333,533
Depreciation		35 %			216,796
Computed cost value @ 70%					151,757

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	FRFF Frame first floor	168	19,233
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219

Total additions 84,897

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2007	C	4,200	50	2,100
Utility Shed									
Value at 70%					1,470	Value at 100%			
						2,100			

