

Property at 00003 BLUEBERRY LANE

Prop ID 1360003

Printed 05-Feb-2024 12:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REILLY DANIEL
 Second name:
 Address: 3 BLUEBERRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1360003 Neigh.: Zone: R30 Vol: 728 Page: 661

Assessments

Assmt category	Qty	Amount
Resident Land	.77	94,500
Resident Dwelling	1.00	158,480
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount
	None	

Last sale

Sale date: 20-May-2019
 Sale price: 239,500
 Sale valid:

Values

Mkt value :
 Cost value: 362,600

Summary

Total assessments	253,820
Total exemptions	
Net assessment	253,820

Utilities

Water	Connecticut
Sewer	None
Gas	None

Sales ratios

Cost/sale : 1.5140
 Mkt/sale :
 Assmt/sale: 1.0598

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.770	135,000	135,000			135,000	94,500
Primary Site		33,541						

.770 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1959

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	864	207,290
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					103,466
Other Features		WB Stks			6,750
Sub-Total					322,506
Grade	C+	Factor 1.0800			348,306
CDU		C&D Factor 1.00			348,306
Depreciation		35 %			226,399
Computed cost value @ 70%					158,479

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	BSMT Basement addition	200	3,686
G Garages	FR Attached frame LE 65	400	18,320
G Garages	FR Attached frame LE 65	200	10,516
L Living Area	FRFF Frame first floor	360	41,213
P Porches, Patios, Decks	DECK Wood deck	120	3,179

Total additions 103,466

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2006	C	2,400	50	1,200
Utility Shed									
Value at 70%					840	Value at 100%			
						1,200			

