

Property at 00004 BLUEBERRY LANE

Prop ID 1360004

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## Administrative Information

Owner name: MCGUIRE MARK D &  
 Second name: KEARNS ROBIN M  
 Address: 4 BLUEBERRY LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 1360004 Neigh.: Zone: R30 Vol: 284 Page: 841

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 08-Oct-1993 |
| Resident Land     | .73     | 94,500  |            |             |              | Sale price: 179,000    |
| Resident Dwelling | 1.00    | 228,300 |            |             |              | Sale valid:            |
|                   |         |         |            |             |              | Values                 |
|                   |         |         |            |             |              | Mkt value :            |
|                   |         |         |            |             |              | Cost value: 461,143    |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 322,800 |         | Water      | Connecticut | Cost/sale :  | 2.5762                 |
| Total exemptions  |         |         | Sewer      | None        | Mkt/sale :   |                        |
| Net assessment    | 322,800 |         | Gas        | None        | Assmt/sale:  | 1.8034                 |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total      | Infl             | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------|------------------|------|---------|-----------|
| PRIM         | 11  | .730       | 135,000 | 135,000    |                  |      | 135,000 | 94,500    |
| Primary Site |     | 31,799     |         |            |                  |      |         |           |
|              |     |            |         | .730 acres | Total land value |      | 135,000 | 94,500    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addn'l fixtures         | 2 |
| Grade          | 33   | C+               | Whirlpools              | 1 |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 2 |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            | 2 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1959 |   |

## Building Valuation Summary

|                           |            |                |                 |        |        | Area |         |
|---------------------------|------------|----------------|-----------------|--------|--------|------|---------|
| Dwelling                  | Frame      | 2 story w/bsmt |                 |        |        | 792  | 223,670 |
| Basement                  | Full       |                |                 |        |        |      |         |
| Heating                   | Yes        | A/C Yes        |                 |        |        |      | 6,460   |
| Plumbing                  | 2 F/B      | 1 H/B          | 2 Add'l fix.    | 1 Wh/p | Saunas |      | 12,000  |
| Attic                     | None       |                | Attic size:     |        |        |      |         |
| Additions                 |            |                |                 |        |        |      | 189,691 |
| Other Features            | Mason Trim | WB Stks        | RR              |        |        |      | 32,778  |
| Sub-Total                 |            |                |                 |        |        |      | 464,599 |
| Grade                     | C+         |                | Factor 1.0800   |        |        |      | 501,767 |
| CDU                       |            |                | C&D Factor 1.00 |        |        |      | 501,767 |
| Depreciation              |            |                | 35 %            |        |        |      | 326,149 |
| Computed cost value @ 70% |            |                |                 |        |        |      | 228,304 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | FRFF Frame first floor    | 600  | 68,689  |
| L Living Area            | BSMT Basement addition    | 600  | 11,057  |
| L Living Area            | AIR Air conditioning      | 600  | 1,824   |
| P Porches, Patios, Decks | UTIL Utility building     | 56   | 1,600   |
| P Porches, Patios, Decks | DECK Wood deck            | 288  | 7,629   |
| L Living Area            | FRFF Frame first floor    | 550  | 62,965  |
| L Living Area            | AIR Air conditioning      | 550  | 1,672   |
| L Living Area            | OVER Frame Overhang       | 66   | 6,045   |
| L Living Area            | AIR Air conditioning      | 66   | 201     |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 288  | 6,568   |
| G Garages                | FR Attached frame LE 65   | 480  | 21,441  |
| Total additions          |                           |      | 189,691 |

Scale: 1" = 8.91 feet

