

Property at 00011 BLUEBERRY LANE

Prop ID 1360011

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Administrative Information

Owner name: CAVANAUGH DAVID J &
 Second name: CATHERINE M
 Address: 11 BLUEBERRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1360011 Neigh.: Zone: R30 Vol: 610 Page: 400

Assessments

Assmt category	Qty	Amount
Resident Land	.87	94,500
Resident Dwelling	1.00	164,390
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Aug-2010
 Sale price: 324,900
 Sale valid:

Values

Mkt value :
 Cost value: 371,643

Summary

Total assessments	260,150
Total exemptions	
Net assessment	260,150

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1439
 Mkt/sale :
 Assmt/sale: .8007

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.870	135,000	135,000			135,000	94,500
Primary Site		37,897						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,152	198,100
Basement	Full				
Heating	Yes	A/C Yes			5,690
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					103,109
Other Features		WB Stks	RR		18,629
Sub-Total					334,528
Grade	C+	Factor 1.0800			361,290
CDU		C&D Factor 1.00			361,290
Depreciation		35 %			234,839
Computed cost value @ 70%					164,387

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730
G Garages	FR Attached frame LE 65	480	21,441
L Living Area	FRFF Frame first floor	390	44,648
L Living Area	AIR Air conditioning	390	1,186
P Porches, Patios, Decks	DECK Wood deck	192	5,086
P Porches, Patios, Decks	DECK Wood deck	96	2,543

Total additions 103,109

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	10	120	30.00	2004	C	3,600	50	1,800
Utility Shed									
Value at 70%					1,260	Value at 100%			
						1,800			

