

Property at 00019 BLUEBERRY LANE

Prop ID 1360019

Printed 23-May-2024 3:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VARLEY ZACHARY
Second name:
Address: 19 BLUEBERRY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1360019 Neigh.: Zone: R30 Vol: 793 Page: 575

Assessments

Assmt category	Qty	Amount
Resident Land	.84	94,500
Resident Dwelling	1.00	134,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-May-2024
Sale price: 340,000
Sale valid:

Values

Mkt value :
Cost value: 326,471

Summary

Total assessments	228,530
Total exemptions	
Net assessment	228,530

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9602
Mkt/sale :
Assmt/sale: .6721

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.840	135,000	135,000		135,000	94,500
Primary Site		36,590					

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
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	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
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	03	Fair		
Exterior Cond	03	Fair	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	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	None	Attic size:		
Additions				42,767
Other Features	WB Stks	RR		21,185

Sub-Total				272,742
Grade	C+	Factor 1.0800		294,561
CDU		C&D Factor 1.00		294,561
Depreciation		35 %		191,465
		Computed cost value @ 70%		134,026

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
G Garages	FR Attached frame LE 65	440	19,880

Total additions 42,767

