

Property at 00049 BLUEBERRY LANE

Prop ID 1360049

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Administrative Information

Owner name: MUSOLF NICOLE ELIZABETH
 Second name:
 Address: 49 BLUEBERRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 1360049 Neigh.: Zone: R40 Vol: 696 Page: 265

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Apr-2016
Resident Land	.92	94,500				Sale price: 341,000
Resident Dwelling	1.00	151,740				Sale valid:
					Values	
Resident Excess	.05	260			Mkt value :	
					Cost value:	352,143
Summary			Utilities		Sales ratios	
Total assessments		246,500	Water	Connecticut	Cost/sale :	1.0327
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		246,500	Gas	None	Assmt/sale:	.7229

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.050	7,500	375		375	263
Residual		2,178					
				.970 acres	Total land value	135,375	94,763

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				864	207,290
Basement	Full						
Heating	Yes	A/C Yes					5,980
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							68,500
Other Features		WB Stks	RR				18,027
Sub-Total							308,797
Grade	C+		Factor 1.0800				333,501
CDU			C&D Factor 1.00				333,501
Depreciation			35 %				216,776
Computed cost value @ 70%							151,743

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	420	19,100
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	AIR Air conditioning	220	669
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535
P Porches, Patios, Decks	DECK Wood deck	108	2,861

Total additions 68,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	450
Interior Cond	05	Good	Living area	1,836
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1959				

