

Property at 00060 BLUEBERRY LANE

Prop ID 1360060

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Administrative Information

Owner name: FINNERTY JAMES & KATHRYN
 Second name:
 Address: 60 BLUEBERRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 1360060 Neigh.: Zone: R40 Vol: 818 Page: 6

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Sep-2026
Resident Land	.95	94,500				Sale price: 832,500
Resident Dwelling	1.00	227,900				Sale valid:
Resident Outbldg	1.00	2,030				Values
					Mkt value :	
					Cost value:	463,471
Summary			Utilities		Sales ratios	
Total assessments	324,430		Water	Connecticut	Cost/sale :	.5567
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	324,430		Gas	None	Assmt/sale:	.3897

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.950	135,000	135,000			135,000	94,500
Primary Site		41,382						
		.950 acres		Total land value			135,000	94,500

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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	33	C+	Whirlpools	
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	1 1/2 story w/bsmt				864	207,290
Basement	Full						
Heating	Yes	A/C	Yes				5,980
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		14,500
Attic	None			Attic size:			
Additions							202,708
Other Features		WB Stks	RR				33,299
Sub-Total							463,777
Grade	C+		Factor 1.0800				500,879
CDU			C&D Factor 1.00				500,879
Depreciation			35 %				325,571
Computed cost value @ 70%							227,900

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	UATT Unfinished attic	504	8,823
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	BSMT Basement addition	528	9,730
L Living Area	FRFF Frame first floor	528	60,446
P Porches, Patios, Decks	DECK Wood deck	448	11,868
L Living Area	AIR Air conditioning	528	1,605
L Living Area	AIR Air conditioning	450	1,368
P Porches, Patios, Decks	FOFF Frame open first flo	306	18,643
Total additions			202,708

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2004	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

