

Property at 00026 BERKSHIRE CROSSING

Prop ID 6300026

Printed 11-May-2026 8:28 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: KIA SAYEH & CAMERON  
 Second name:  
 Address: 26 BERKSHIRE CROSSING  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 016 Clerk map: 05 125  
 Lot: 6300026 Neigh.: Zone: R40 Vol: 814 Page: 179

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 508,100 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 22-Apr-2026  
 Sale price: 1,301,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 928,214

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 649,750 |
| Total exemptions  |         |
| Net assessment    | 649,750 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | CNG         |

## Sales ratios

Cost/sale : .7135  
 Mkt/sale :  
 Assmt/sale: .4994

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 200,000 | 200,000 |      |      | 200,000 | 140,000   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |
| RES          | 12  | .315       | 7,500   | 2,363   |      |      | 2,363   | 1,654     |
| Residual     |     | 13,721     |         |         |      |      |         |           |

1.235 acres

Total land value

202,363

141,654

## Building Valuation Summary

| Dwelling       | Frame          | 2 story w/bsmt | Area         | 462,320 |
|----------------|----------------|----------------|--------------|---------|
| Basement       | Full with walk |                | 2,014        |         |
| Heating        | Yes            | A/C Yes        |              | 13,190  |
| Plumbing       | 3 F/B          | 2 H/B          | 4 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                | Attic size:  | Saunas  |
| Additions      |                |                |              | 65,840  |
| Other Features |                | M Stks RR      |              | 22,516  |

|              |   |                           |
|--------------|---|---------------------------|
| Sub-Total    |   | 585,366                   |
| Grade        | A | Factor 1.5500             |
| CDU          |   | C&D Factor 1.00           |
| Depreciation |   | 20 %                      |
|              |   | Computed cost value @ 70% |
|              |   | 508,098                   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 785  | 35,170 |
| G Garages                | FSF Full-story fin o/gar  | 336  | 22,507 |
| L Living Area            | AIR Air conditioning      | 336  | 1,021  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 32   | 1,950  |
| P Porches, Patios, Decks | DECK Wood deck            | 196  | 5,192  |

Total additions 65,840

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 19   | Modern Colonial  |                         |
| Exterior Walls | 01   | Clapboards       |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |
| Roof Type      | 02   | Hip              |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 9           |
| Interior Walls | 02   | Drywall          | Garage cars 3           |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms 4              |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |
| Fuel           | 02   | Natural Gas      | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 50   | A                | Full Baths 3            |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |
| Area Over Gar. | 01   | Fully Finished   | Half Baths 2            |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |
| Bsmt Fin Qual  |      | Unknown          | Addn'l fixtures 4       |
| Air Condition  | 01   | Central Air      | Rec Room Size 750       |
| Interior Cond  | 05   | Good             | Living area 4,274       |
| Exterior Cond  | 05   | Good             | Whirlpools 1            |
|                |      |                  | # Living Units 1        |
|                |      |                  | M/F stacks 2            |
|                |      |                  | W/B stacks              |
|                |      |                  | W/B openings            |
|                |      |                  | Actual Year Built: 2007 |

