

Property at 00047 HUCKLEBERRY HILL RD

Prop ID 2810047

Printed 06-Feb-2024 2:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DALY LINDSAY  
 Second name:  
 Address: 47 HUCKLEBERRY HILL ROAD  
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:  
 Lot: 2810047 Neigh.: Zone: R30 Vol: 780 Page: 1193

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Nov-2022
Resident Land	.69	94,500			Sale price: 365,000
Resident Dwelling	1.00	140,960			Sale valid:
Resident Outbldg	1.00	7,070			Values
Resident Excess	.67	3,520			Mkt value :
					Cost value: 351,500
Summary		Utilities		Sales ratios	
Total assessments		246,050	Water Connecticut	Cost/sale :	.9630
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		246,050	Gas None	Assmt/sale:	.6741

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					
RES	12	.670	7,500	5,025		5,025	3,518
Residual		29,185					
		1.360 acres		Total land value		140,025	98,018

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	99	None	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	03	Partial > half	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	1,892
Exterior Cond	05	Good	Whirlpools	
			Saunas	# Living Units 1
			M/F stacks	
			W/B stacks	
			W/B openings	
			Actual Year Built: 1910	

Building Valuation Summary

	Area	
Dwelling Frame 2 story w/bsmt	646	195,160
Basement Partial > half		-2,260
Heating Yes A/C No		
Plumbing 2 F/B 1 H/B 1 Add'l fix. Wh/p Saunas		9,000
Attic Unfinished Attic size: 400		7,844
Additions		77,101
Other Features		
Sub-Total		286,845
Grade C+ Factor 1.0800		309,793
CDU C&D Factor 1.00		309,793
Depreciation 35 %		201,365
Computed cost value @ 70%		140,956

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	BSMT Basement addition	300	5,528
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	FRUF Frame upper full	300	25,119
L Living Area	UATT Unfinished attic	150	2,626
P Porches, Patios, Decks	DECK Wood deck	220	5,828
Total additions			77,101

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	42	672	30.00		C	20,160	50	10,100
Utility Shed									
Value at 70%			7,070				Value at 100%		10,100

