

Property at 00612 HUCKLEBERRY HILL RD

Prop ID 2810612

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Administrative Information

Owner name: GROCHOWSKI GRZEGORZ & ANIKA
 Second name:
 Address: 612 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810612 Neigh.: Zone: R30 Vol: 784 Page: 401

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	192,330
Resident Outbldg	2.00	13,790

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-May-2023
 Sale price: 479,000
 Sale valid:

Values

Mkt value :
 Cost value: 433,057

Summary

Total assessments	303,140
Total exemptions	
Net assessment	303,140

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9041
 Mkt/sale :
 Assmt/sale: .6329

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	.480	7,500	3,600			3,600	2,520
Residual		20,909						

1.400 acres

Total land value

138,600

97,020

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	02	Partial Central		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1900	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,287	279,330
Basement	Full				
Heating	Yes	A/C Yes			8,010
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					80,558
Other Features		WB Stks			13,500
Sub-Total					391,398
Grade	C+	Factor 1.0800			422,710
CDU		C&D Factor 1.00			422,710
Depreciation		35 %			274,762
Computed cost value @ 70%					192,333

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	323	7,366
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
L Living Area	FRFF Frame first floor	518	59,301
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097

Total additions 80,558

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
RS1 Frame	16	26	416	30.00		C	12,480	50	6,200
Utility Shed									
Value at 70%					13,790	Value at 100%			
						19,700			

