

Property at 00012 HUCKLEBERRY HILL RD

Prop ID 2810012

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Administrative Information

Owner name: SANDERSON KIRSTEN O
 Second name:
 Address: 12 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 2810012 Neigh.: Zone: R30 Vol: 233 Page: 847

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Outbldg	3.00	39,900
Resident Dwelling	1.00	291,560

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Apr-1987
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 628,314

Summary

Total assessments	439,820
Total exemptions	
Net assessment	439,820

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	2.640	7,500	19,800			19,800	13,860
Residual		114,998						

3.330 acres

Total land value

154,800

108,360

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	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	1
Garage	32	Detached 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	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1870	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	982	260,780
Basement	Full				
Heating	Yes	A/C Yes			7,500
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,000
Additions					197,268
Other Features		WB Stks	RR		21,012
Sub-Total					508,560
Grade	B	Factor 1.2600			640,786
CDU		C&D Factor 1.00			640,786
Depreciation		35 %			416,511
Computed cost value @ 70%					291,558

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	198	18,882
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
L Living Area	FRUF Frame upper full	308	25,789
L Living Area	AIR Air conditioning	308	936
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	BSMT Basement addition	735	13,545
L Living Area	FRFF Frame first floor	735	84,144
L Living Area	AIR Air conditioning	735	2,234

Total additions 197,268

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									
RG1 Frame or Con	18	29	522	55.95	2007	C	29,206	50	14,600
Block Detach Garage									
RP5 Pool w/ Gunite	15	30	450	110.5	1998	C	49,748	50	24,900
Value at 70%					39,900		Value at 100%		57,000

