

Property at 00020 HUCKLEBERRY HILL RD

2224

Prop ID 2810020

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Administrative Information

Owner name: AHMED ZULFIQAR
 Second name:
 Address: 171 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 2810020 Neigh.: Zone: Vol: 816 Page: 1138

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jul-2026
Resident Land	.69	94,500				Sale price: 600,000
Resident Dwelling	2.00	156,770				Sale valid:
					Values	
Resident Excess	2.31	6,060			Mkt value :	
					Cost value:	367,614
Summary			Utilities		Sales ratios	
Total assessments		257,330	Water	Connecticut	Cost/sale :	.6127
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		257,330	Gas	None	Assmt/sale:	.4289

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	2.310	7,500	17,325	.50		8,663	6,064
Residual		100,624						
3.000 acres				Total land value			143,663	100,564

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation		Unknown	Total Rooms	9
Interior Walls		Unknown	Bedrooms	
Floors		Unknown	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1870	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	616	189,300
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					88,154
Other Features					
Sub-Total					282,954
Grade	C	Factor 1.0000			282,954
CDU		C&D Factor 1.00			282,954
Depreciation		50 %			141,477
Computed cost value @ 70%					99,034

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	FRFF Frame first floor	140	16,027
P Porches, Patios, Decks	CPAT Concrete patio	32	273
L Living Area	FRFF Frame first floor	318	36,405
L Living Area	BSMT Basement addition	318	5,860
P Porches, Patios, Decks	FOFF Frame open first flo	104	6,336
P Porches, Patios, Decks	CPAT Concrete patio	100	852
Total additions			88,154

