

Property at 00021 HUCKLEBERRY HILL RD

Prop ID 2810021

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Administrative Information

Owner name: PARKER THOMAS J AND
 Second name: CHRISTINE G
 Address: 21 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810021 Neigh.: Zone: R30 Vol: 133 Page: 0599

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Jan-1983	
Resident Land	.69	94,500			Sale price:	134,000
Resident Outbldg	3.00	8,400			Sale valid:	
Resident Dwelling	1.00	239,630			Values	
					Mkt value :	
Resident Excess	1.49	7,820			Cost value:	500,500
Summary			Utilities		Sales ratios	
Total assessments		350,350	Water	Connecticut	Cost/sale :	3.7351
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		350,350	Gas	None	Assmt/sale:	2.6146

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	1.490	7,500	11,175		11,175	7,823
Residual		64,904					
2.180 acres				Total land value		146,175	102,323

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
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	01	Unfinished	W/B openings	2
Air Condition	02	Partial Central	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1971	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					726	210,780
Heating	Yes	A/C	Yes				6,090
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas		17,000
Attic	None	Attic size:					
Additions							170,605
Other Features	WB Stks						13,500
Sub-Total							417,975
Grade	B	Factor 1.2600					526,649
CDU	C&D Factor 1.00						526,649
Depreciation	35 %						342,322
Computed cost value @ 70%							239,625

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	828	21,934
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	FRFF Frame first floor	442	50,601
L Living Area	BSMT Basement addition	442	8,145
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	BSMT Basement addition	638	11,757
L Living Area	FRFF Frame first floor	638	73,039
Total additions			170,605

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95		D	19,202	50	9,600
Block Detach Garage									
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		8,400		Value at 100%		12,000			

