

Property at 00027 HUCKLEBERRY HILL RD

Prop ID 2810027

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Administrative Information

Owner name: ROBBINS EMILY K
 Second name:
 Address: 27 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810027 Neigh.: Zone: R30 Vol: 759 Page: 979

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-May-2021
Resident Land	.69	94,500				Sale price: 310,000
Resident Dwelling	1.00	189,550				Sale valid: 14
Resident Outbldg	1.00	1,540				Values
Resident Excess	.71	3,730				Mkt value :
						Cost value: 413,314
Summary			Utilities		Sales ratios	
Total assessments	289,320		Water	Connecticut	Cost/sale :	1.3333
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	289,320		Gas	None	Assmt/sale:	.9333

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	.710	7,500	5,325			5,325	3,728
Residual		30,928						
1.400 acres				Total land value			140,325	98,228

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	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1877	

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 Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					155,006
Other Features		WB Stks			6,750
Sub-Total					356,056
Grade	B-	Factor 1.1700			416,586
CDU		C&D Factor 1.00			416,586
Depreciation		35 %			270,781
		Computed cost value @ 70%			189,547

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	396	10,490
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	204	23,354
G Garages	FR Attached frame LE 65	258	12,779
L Living Area	FRFF Frame first floor	356	40,755
L Living Area	FRUF Frame upper full	356	29,808
L Living Area	BSMT Basement addition	356	6,560
P Porches, Patios, Decks	UTIL Utility building	32	914
L Living Area	FRFF Frame first floor	133	15,226
P Porches, Patios, Decks	FEFF Frame enclosed first	133	12,683

Total additions 155,006

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		C	4,320	50	2,200
Utility Shed									
Value at 70%			1,540				Value at 100%		2,200

