

Property at 00031 HUCKLEBERRY HILL RD

Prop ID 2810031

Printed 06-Feb-2024 2:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHIMSHIDIAN JULIA
 Second name: PANSECURE LLC
 Address: 31 HUCKLEBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810031 Neigh.: Zone: R30 Vol: 786 Page: 1071

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Aug-2015
Resident Land	.69	94,500				Sale price: 555,000
Resident Dwelling	1.00	352,080				Sale valid:
						Values
Resident Excess	.69	3,610				Mkt value :
						Cost value: 643,129
Summary			Utilities		Sales ratios	
Total assessments		450,190	Water	Well		Cost/sale : 1.1588
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		450,190	Gas	CNG		Assmt/sale: .8112

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	.687	7,500	5,153			5,153	3,607
Residual		29,926						
1.377 acres				Total land value			140,153	98,107

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Half bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	200
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,582
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2000				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,416	345,540
Basement	Full				
Heating	Yes	A/C Yes			9,890
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Other Features		WB Stks	RR		112,067
Sub-Total					11,762
Grade	B+	Factor 1.3500			496,759
CDU		C&D Factor 1.00			670,625
Depreciation		25 %			670,625
Computed cost value @ 70%					502,969
					352,078

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	34,408
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
L Living Area	BSMT Basement addition	102	1,880
L Living Area	FRFF Frame first floor	102	11,677
L Living Area	AIR Air conditioning	102	310
L Living Area	BSMT Basement addition	72	1,327
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	AIR Air conditioning	72	219
P Porches, Patios, Decks	DECK Wood deck	516	13,669
Total additions			112,067

