

Property at 00034 HUCKLEBERRY HILL RD

Prop ID 2810034

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

Administrative Information

Owner name: MANSOUR DEBORAH
 Second name:
 Address: 51 HENDRICKS LANE
 City/state: SIMSBURY CT Zip: 06070

Location Information

Map: 010 Clerk map: 93 018
 Lot: 2810034 Neigh.: Zone: R30 Vol: 783 Page: 205

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Outbldg	4.00	91,070
Resident Dwelling	1.00	135,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jun-1993
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 462,971

Summary

Total assessments	324,080	
Total exemptions		
Net assessment	324,080	

Utilities

Water	None	
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	.644	7,500	4,830			4,830	3,381
Residual		28,053						

1.334 acres

Total land value

139,830

97,881

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	03	Field Stone		
Interior Walls	01	Plaster		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	34	Detached 4 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1885

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	761	217,620
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					52,372
Other Features					

Sub-Total					274,992
Grade	C+	Factor 1.0800			296,991
CDU		C&D Factor 1.00			296,991
Depreciation		35 %			193,044
		Computed cost value @ 70%			135,131

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580

Total additions 52,372

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	30	540	55.95		C	30,213	50	15,100
Block Detach Garage									
RG1 Frame or Con	20	40	800	55.95		C	44,760	50	22,400
Block Detach Garage									
C18 1 story frame			772	109.0		B	106,026	50	53,000
C18 1 story frame	24	24	576	109.0	2004	B	79,108	50	39,600
Value at 70%			91,070				Value at 100%		130,100

