

Property at 00035 HUCKLEBERRY HILL RD

Prop ID 2810035

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Administrative Information

Owner name: ADAMS STEPHANIE
 Second name:
 Address: 35 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810035 Neigh.: Zone: R30 Vol: 799 Page: 242

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Dec-2024
Resident Land	.69	94,500				Sale price: 485,000
Resident Outbldg	1.00	2,030				Sale valid:
Resident Dwelling	1.00	190,270				Values
Resident Excess	.06	320				Mkt value :
						Cost value: 410,171
Summary			Utilities		Sales ratios	
Total assessments		287,120	Water	Connecticut	Cost/sale :	.8457
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		287,120	Gas	None	Assmt/sale:	.5920

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	.060	7,500	450			450	315
Residual		2,614						
				.750 acres	Total land value		135,450	94,815

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	03	Field Stone	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1860	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				616	189,300
Basement	Partial > half						-2,260
Heating	Yes	A/C Yes					5,490
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas		5,000
Attic	Unfinished		Attic size: 616				10,015
Additions							149,867
Other Features							
Sub-Total							357,412
Grade	B-	Factor 1.1700					418,172
CDU		C&D Factor 1.00					418,172
Depreciation		35 %					271,812
		Computed cost value @ 70%					190,268

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	FRUH Frame upper half	280	14,318
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	FRFF Frame first floor	49	5,610
P Porches, Patios, Decks	FOFF Frame open first flo	250	15,232
G Garages	FR Attached frame LE 65	572	25,031
G Garages	FSF Full-story fin o/gar	416	27,865
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	AIR Air conditioning	416	1,265

Total additions 149,867

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2012	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030						Value at 100%		2,900

