

Property at 00044 HUCKLEBERRY HILL RD

Prop ID 2810044

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## Administrative Information

Owner name: RED HOUSE HOMES LLC  
 Second name:  
 Address: 8 BIRCH VIEW ROAD  
 City/state: ELLINGTON CT Zip: 06029

## Location Information

Map: 010 Clerk map:  
 Lot: 2810044 Neigh.: Zone: R30 Vol: 794 Page: 97

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 94,500  |
| Resident Outbldg  | 1.00 | 14,350  |
| Resident Dwelling | 1.00 | 139,290 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 15-Dec-2015  
 Sale price: 335,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 359,514

## Summary

| Total assessments | 251,660 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 251,660 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.0732  
 Mkt/sale :  
 Assmt/sale: .7512

## 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  | .670       | 7,500   | 5,025   |      |      | 5,025   | 3,518     |
| Residual     |     | 29,185     |         |         |      |      |         |           |

1.360 acres Total land value 140,025 98,018

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 17   | Old style        |                         |
| Exterior Walls | 01   | Clapboards       |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 11          |
| Interior Walls | 01   | Plaster          | Bedrooms 5              |
| Floors         | 01   | Hardwood         | Family Rooms            |
| Heating System | 02   | Forced Hot Air   | Full Baths 2            |
| Fuel           | 02   | Natural Gas      | Half Baths              |
| Attic          | 99   | None             | Addn'l fixtures         |
| Grade          | 33   | C+               | Whirlpools              |
| Garage         | 99   | None             | Saunas                  |
| Area Over Gar. | 99   | None             | M/F stacks              |
| Basement       | 03   | Partial > half   | W/B stacks              |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |
| Air Condition  | 99   | None             |                         |
| Interior Cond  | 03   | Fair             |                         |
| Exterior Cond  | 03   | Fair             | Actual Year Built: 1870 |

## Building Valuation Summary

|                |                |                |            |              |
|----------------|----------------|----------------|------------|--------------|
| Dwelling       | Frame          | 2 story w/bsmt | Area 1,008 | 265,860      |
| Basement       | Partial > half |                |            | -2,260       |
| Heating        | Yes            | A/C No         |            |              |
| Plumbing       | 2 F/B          | H/B Add'l fix. | Wh/p       | Saunas 5,000 |
| Attic          | None           | Attic size:    |            |              |
| Additions      |                |                |            | 14,854       |
| Other Features |                |                |            |              |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 283,454 |
| Grade        | C+ | Factor 1.0800             |  | 306,130 |
| CDU          |    | C&D Factor 1.00           |  | 306,130 |
| Depreciation |    | 35 %                      |  | 198,985 |
|              |    | Computed cost value @ 70% |  | 139,290 |

## Building additions

| Category                 | Type                      | Area | Value |
|--------------------------|---------------------------|------|-------|
| P Porches, Patios, Decks | F0FF Frame open first flo | 42   | 2,559 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 32   | 3,052 |
| P Porches, Patios, Decks | UTIL Utility building     | 35   | 1,000 |
| L Living Area            | FRFF Frame first floor    | 72   | 8,243 |

Total additions 14,854

## Outbuilding Information

| Description   | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|---------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| AB1 Bank barn | 24  | 26  | 624    | 65.80 |      | C   | 41,059        | 50   | 20,500 |
| Value at 70%  |     |     | 14,350 |       |      |     | Value at 100% |      | 20,500 |

