

Property at 00084 HUCKLEBERRY HILL RD

010

Prop ID 2810084

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Administrative Information

Owner name: KAPYLOU DZIANIS &
Second name: KAPYLOVA HANNA
Address: 84 HUCKLEBERRY HILL RD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 2810084 Neigh.: Zone: R40 Vol: 701 Page: 18

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Aug-2016
Resident Land	.92	94,500				Sale price: 425,000
Resident Dwelling	1.00	322,410				Sale valid:
					Values	
Resident Excess	1.81	9,480				Mkt value : Cost value: 609,129
Summary			Utilities		Sales ratios	
Total assessments		426,390	Water	Well	Cost/sale :	1.4332
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		426,390	Gas	None	Assmt/sale:	1.0033

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	1.806	7,500	13,545			13,545	9,482
Residual		78,669						
2.726 acres				Total land value			148,545	103,982

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch 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	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	08	Geothermal	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	1
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	884	241,640	
Basement	Full				
Heating	No	A/C Yes		6,960	
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 17,500
Attic	None		Attic size:		
Additions					296,276
Other Features					
Sub-Total					562,376
Grade	B	Factor 1.2600			708,594
CDU		C&D Factor 1.00			708,594
Depreciation		35 %			460,586
Computed cost value @ 70%					322,410

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,124	50,357
L Living Area	FRFF Frame first floor	408	46,708
L Living Area	FRFF Frame first floor	650	74,413
L Living Area	BSMT Basement addition	650	11,978
L Living Area	BSMT Basement addition	242	4,460
L Living Area	FRFF Frame first floor	242	27,704
L Living Area	FRUF Frame upper full	884	74,017
L Living Area	AIR Air conditioning	408	1,240
L Living Area	AIR Air conditioning	650	1,976
L Living Area	AIR Air conditioning	242	736
L Living Area	AIR Air conditioning	884	2,687

Total additions 296,276

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

