

Property at 00086 HUCKLEBERRY HILL RD

Prop ID 2810086

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Administrative Information

Owner name: TAFT JAMES C AND
 Second name: DONNA C TRUSTEES
 Address: 86 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810086 Neigh.: Zone: R30 Vol: 730 Page: 481

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	144,670
Resident Outbldg	2.00	22,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Sep-1982
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 377,543

Summary

Total assessments	264,280
Total exemptions	
Net assessment	264,280

Utilities

Water	Connecticut
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	.570	7,500	4,275			4,275	2,993
Residual		24,829						

1.260 acres Total land value 139,275 97,493

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	33	C+	
Garage	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1983

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	265,470
Basement	Full		1,664	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				18,934
Other Features			Bsmt Gar	5,000

Sub-Total		294,404
Grade	C+	Factor 1.0800 317,956
CDU	C&D Factor 1.00	317,956
Depreciation	35 %	206,671
	Computed cost value @ 70%	144,670

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	535	14,172
L Living Area	OVER Frame Overhang	26	2,381
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Total additions 18,934

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP1 Pool w/ Plastic Linr			816	74.05		C	60,425	50	30,200

Value at 70% 22,120

Value at 100% 31,600

