

Property at 00091 HUCKLEBERRY HILL RD

Prop ID 2810091

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## Administrative Information

Owner name: MATOS JAMES A AND  
 Second name: MATOS JENNIFER DICOLA  
 Address: 91 HUCKLEBERRY HILL ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map:  
 Lot: 2810091 Neigh.: Zone: R15 Vol: 474 Page: 553

| Assessments       |      |         | Exemptions |              | Last sale    |                                    |
|-------------------|------|---------|------------|--------------|--------------|------------------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 01-Aug-2003             |
| Resident Land     | .69  | 89,780  |            |              |              | Sale price: 230,000                |
| Resident Dwelling | 1.00 | 113,020 |            |              |              | Sale valid: Y                      |
| Resident Outbldg  | 2.00 | 8,610   |            |              |              |                                    |
|                   |      |         |            |              | Values       |                                    |
| Resident Excess   | .61  | 3,200   |            |              |              | Mkt value :<br>Cost value: 306,586 |
| Summary           |      |         | Utilities  |              | Sales ratios |                                    |
| Total assessments |      | 214,610 | Water      | Connecticut  | Cost/sale :  | 1.3330                             |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                                    |
| Net assessment    |      | 214,610 | Gas        | None         | Assmt/sale:  | .9331                              |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl         | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|--------------|------|---------|-----------|
| PRIM         | 11  | .690       | 135,000 | 135,000          | SS           | .05  | 128,250 | 89,775    |
| Primary Site |     | 30,056     |         |                  | Shape & Size |      |         |           |
| RES          | 12  | .610       | 7,500   | 4,575            |              |      | 4,575   | 3,203     |
| Residual     |     | 26,572     |         |                  |              |      |         |           |
| 1.300 acres  |     |            |         | Total land value |              |      | 132,825 | 92,978    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 17   | Old style        |                         |   |
| Exterior Walls | 03   | Aluminum Siding  |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 1 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 03   | Partially finish | Addtn'l fixtures        |   |
| Grade          | 30   | C                | Whirlpools              |   |
| Garage         | 32   | Detached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 1 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1924 |   |

## Building Valuation Summary

|                           |                    |                 |               |         |
|---------------------------|--------------------|-----------------|---------------|---------|
| Dwelling                  | Frame              | 1 story w/bsmt  | Area<br>1,300 | 217,570 |
| Basement                  | Full               |                 |               |         |
| Heating                   | Yes                | A/C No          |               |         |
| Plumbing                  | 1 F/B              | H/B Add'l fix.  | Wh/p          | Saunas  |
| Attic                     | Partially finished | Attic size: 300 |               | 10,520  |
| Additions                 |                    |                 |               | 13,564  |
| Other Features            | WB Stks            |                 |               | 6,750   |
| Sub-Total                 |                    |                 |               | 248,404 |
| Grade                     | C                  | Factor 1.0000   |               | 248,404 |
| CDU                       |                    | C&D Factor 1.00 |               | 248,404 |
| Depreciation              |                    | 35 %            |               | 161,463 |
| Computed cost value @ 70% |                    |                 |               | 113,024 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 96   | 5,849  |
| L Living Area            | FRFF Frame first floor    | 20   | 2,290  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 16   | 975    |
| P Porches, Patios, Decks | DECK Wood deck            | 168  | 4,450  |
| Total additions          |                           |      | 13,564 |

## Outbuilding Information

| Description         | Wid | Len   | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|---------------------|-----|-------|---------------|-------|--------|-----|--------|------|--------|
| RG1 Frame or Con    | 20  | 20    | 400           | 55.95 |        | C   | 22,380 | 50   | 11,200 |
| Block Detach Garage |     |       |               |       |        |     |        |      |        |
| RS1 Frame           | 6   | 12    | 72            | 30.00 |        | C   | 2,160  | 50   | 1,100  |
| Utility Shed        |     |       |               |       |        |     |        |      |        |
| Value at 70%        |     | 8,610 | Value at 100% |       | 12,300 |     |        |      |        |

