

Property at 00095 HUCKLEBERRY HILL RD

Prop ID 2810095

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Administrative Information

Owner name: MAHER LOIS C
 Second name:
 Address: 95 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810095 Neigh.: Zone: R15 Vol: 297 Page: 584

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-1977
Resident Land	.28	94,500				Sale price: 38,000
Resident Dwelling	1.00	98,010				Sale valid:
Resident Outbldg	2.00	12,950				Values
					Mkt value :	
					Cost value:	293,514
Summary			Utilities		Sales ratios	
Total assessments	205,460		Water	Connecticut	Cost/sale :	7.7241
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	205,460		Gas	None	Assmt/sale:	5.4068

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.280	135,000	135,000			135,000	94,500
Primary Site		12,197						
		.280 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
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	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1900	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	533	173,090
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					26,367
Other Features					
Sub-Total					199,457
Grade	C+	Factor 1.0800			215,414
CDU		C&D Factor 1.00			215,414
Depreciation		35 %			140,019
		Computed cost value @ 70%			98,013

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	153	17,516
L Living Area	BSMT Basement addition	153	2,819
P Porches, Patios, Decks	FOFF Frame open first flo	99	6,032
Total additions			26,367

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	22	264	55.95		C	14,771	50	7,400
Block Detach Garage									
RG1 Frame or Con	18	22	396	55.95		C	22,156	50	11,100
Block Detach Garage									
Value at 70%			12,950				Value at 100%		18,500

