

Property at 00096 HUCKLEBERRY HILL RD

Prop ID 2810096

Printed 06-Feb-2024 2:28 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ROY EDWARD J  
 Second name:  
 Address: 234 SOUTHEAST ROAD  
 City/state: NEW HARTFORD CT Zip: 06057

## Location Information

Map: 010 Clerk map: 19 015  
 Lot: 2810096 Neigh.: Zone: R15 Vol: 757 Page: 1243

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .63  | 94,500  |
| Resident Outbldg  | 1.00 | 9,030   |
| Resident Dwelling | 1.00 | 146,590 |

## Exemptions

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

## Last sale

Sale date: 14-Apr-2021  
 Sale price:  
 Sale valid:

## Values

Mkt value :  
 Cost value: 357,314

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 250,120 |
| Total exemptions  |         |
| Net assessment    | 250,120 |

## 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  | .633       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 27,573     |         |         |      |      |         |           |

.633 acres Total land value 135,000 94,500

## 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             | 8 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 |
| Grade          | 33   | C+               | Whirlpools              |   |
| Garage         | 99   | None             | 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  | 04   | Average          |                         |   |
| Exterior Cond  | 04   | Average          | Actual Year Built: 1861 |   |

## Building Valuation Summary

|                           |       |                  |      |        |         |
|---------------------------|-------|------------------|------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt   | Area | 956    | 255,700 |
| Basement                  | Full  |                  |      |        |         |
| Heating                   | Yes   | A/C No           |      |        |         |
| Plumbing                  | 2 F/B | H/B 1 Add'l fix. | Wh/p | Saunas | 5,500   |
| Attic                     | None  | Attic size:      |      |        |         |
| Additions                 |       |                  |      |        | 30,369  |
| Other Features            |       | WB Stks          |      |        | 6,750   |
| Sub-Total                 |       |                  |      |        | 298,319 |
| Grade                     | C+    | Factor 1.0800    |      |        | 322,185 |
| CDU                       |       | C&D Factor 1.00  |      |        | 322,185 |
| Depreciation              |       | 35 %             |      |        | 209,420 |
| Computed cost value @ 70% |       |                  |      |        | 146,594 |

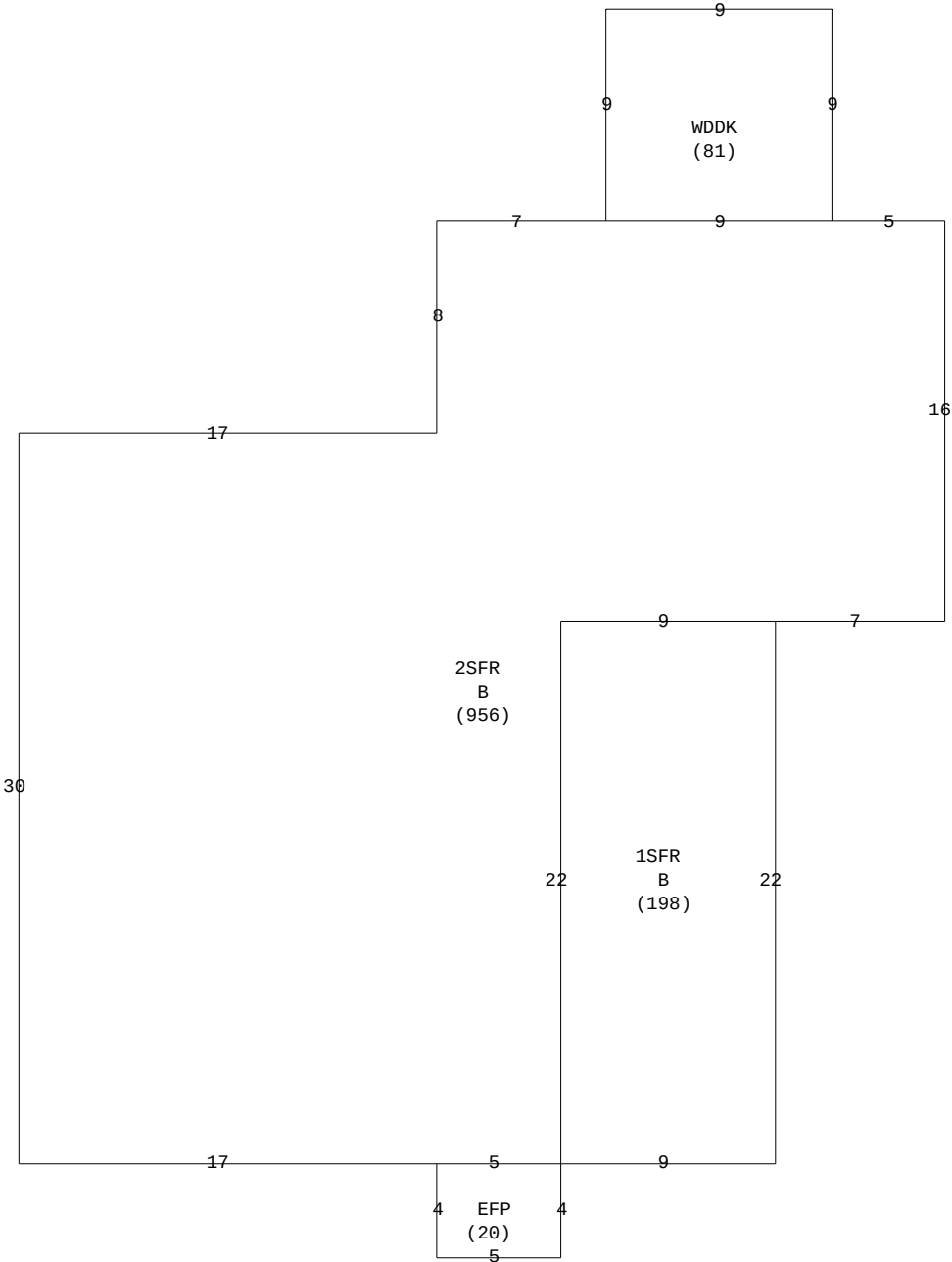
## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 81   | 2,146  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 20   | 1,907  |
| L Living Area            | FRFF Frame first floor    | 198  | 22,667 |
| L Living Area            | BSMT Basement addition    | 198  | 3,649  |

Total additions 30,369

## Outbuilding Information

| Description   | Wid | Len   | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|---------------|-----|-------|---------------|-------|--------|-----|--------|------|--------|
| AB2 Flat barn | 18  | 38    | 684           | 37.75 |        | C   | 25,821 | 50   | 12,900 |
|               |     |       |               |       |        |     |        |      |        |
| Value at 70%  |     | 9,030 | Value at 100% |       | 12,900 |     |        |      |        |



.631 ACR CONVEYED TO PROP ID# 2810102 8-23-19 V731 P886 TC MAP# 19/15  
PROB CERT MARGUERITE S ROY V 738 P 974 4-6-20

CERT OF DEVISE TO EDWARD J ROY V 757 P 1243 4-14-21