

Property at 00107 HUCKLEBERRY HILL RD

Prop ID 2810107

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Administrative Information

Owner name: CECERE NICHOLAS
 Second name:
 Address: 107 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 09 019
 Lot: 2810107 Neigh.: Zone: R15 Vol: 653 Page: 1160

Assessments

Assmt category	Qty	Amount
Resident Land	.35	70,880
Resident Dwelling	1.00	195,200
Resident Outbldg	2.00	2,520

Exemptions

Exempt	Cat	Amount
EAB	Disabled	1,000

Last sale

Sale date: 21-Aug-1970
 Sale price:

Sale valid:

Values

Mkt value :
 Cost value: 383,714

Summary

Total assessments	268,600
Total exemptions	1,000
Net assessment	267,600

Utilities

Utility	Connecticut
Water	Connecticut
Sewer	Public sewer
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	.350	135,000	135,000	.25		101,250	70,875
Primary Site		15,246						

.350 acres	Total land value	101,250	70,875
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	08	Asbestos Shingle		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	04	Fully finished w		
Grade	33	C+		
Garage	99	None		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average		

Actual Year Built: 1870

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				728	211,170
Basement	Full						
Heating	Yes	A/C	No				
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas		5,000
Attic	Fully finished w/WH			Attic size: 500			21,771
Additions							152,543
Other Features		WB Stks					6,750
Sub-Total							397,234
Grade	C+		Factor 1.0800				429,013
CDU			C&D Factor 1.00				429,013
Depreciation			35 %				278,858
Computed cost value @ 70%							195,201

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	78	2,066
P Porches, Patios, Decks	FOFF Frame open first flo	102	6,214
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
P Porches, Patios, Decks	FOFF Frame open first flo	95	5,788
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	567	64,911
L Living Area	BSMT Basement addition	567	10,449
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828

Total additions 152,543

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
RS1 Frame	10	16	160	30.00	2014	C	4,800	50	2,400
Utility Shed									
Value at 70%		2,520	Value at 100%		3,600				

