

Property at 00114 HUCKLEBERRY HILL RD

Prop ID 2810114

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Administrative Information

Owner name: COLLINSVILLE ASSOCIATES LLC  
Second name:  
Address: 160 FARMINGTON AVENUE  
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 010 Clerk map:  
Lot: 2810114 Neigh.: Zone: R30 Vol: 487 Page: 187

Assessments

| Assmt category   | Qty  | Amount  |
|------------------|------|---------|
| Commerc Apt Land | .60  | 104,300 |
| Commerc Outbldg  | 2.00 | 34,860  |
| Commerc Apartmt  | 1.00 | 313,570 |

Exemptions

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

Last sale

Sale date: 07-Oct-1988  
Sale price:  
Sale valid:

Values

Mkt value :  
Cost value: 646,757

Summary

|                   |         |
|-------------------|---------|
| Total assessments | 452,730 |
| Total exemptions  |         |
| Net assessment    | 452,730 |

Utilities

|       |              |
|-------|--------------|
| 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 |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| CPRI         | 26  | .596       | 250,000 | 149,000 |      |      | 149,000 | 104,300   |
| Comm Primary |     | 25,962     |         |         |      |      |         |           |

.596 acres Total land value 149,000 104,300

Commercial Building Information

| Subject        | Code | Description      | Use            | Description     | Perc   |
|----------------|------|------------------|----------------|-----------------|--------|
| Primary Use    | 11   | Apartment        | Basement       | 11 Apartment    | 100.00 |
| Exterior Walls | 04   | BR/MS            |                |                 |        |
| Roof Material  | 01   | Asphalt Shingles | 1st Floor      | 11 Apartment    | 100.00 |
| Roof Type      | 02   | Hip              |                |                 |        |
| Foundation     | 04   | Brick            | 2nd Floor      |                 |        |
| Interior Walls | 02   | Drywall          |                |                 |        |
| Floors         | 03   | Hardwood         | 3rd Floor      |                 |        |
| Heating System | 05   | Electric B/B     |                |                 |        |
| Fuel Type      |      |                  | 4th Floor      |                 |        |
| Construct Type | 01   | Wood Frame       |                |                 |        |
| Grade          | 33   | C+               | Other Features | Size            | Qty    |
| Garage         | 34   | Detached 4 car   |                |                 |        |
| Basement       | 05   | Walk-out         |                |                 |        |
| Bsmt Finish    | 03   | Full Finished    |                |                 |        |
| Air Cond       | 01   | Central Air      |                |                 |        |
| Interior Cond  | 04   | Average          |                |                 |        |
| External Cond  | 04   | Average          |                |                 |        |
| CDU            |      |                  | Year Built:    | Eff Year Built: |        |

Commercial Valuation Summary

Main Area: 5,040 Construction Type: Wood Frame

| Subject   | Code | Description | Perc   | AdjSF | AdjRate | Net Value |
|-----------|------|-------------|--------|-------|---------|-----------|
| Basement  | 11   | Apartment   | 100.00 | 5,040 | 64.13   | 323,220   |
| 1st Floor | 11   | Apartment   | 100.00 | 5,040 | 85.50   | 430,920   |
| 2nd Floor |      |             |        |       |         |           |
| 3rd Floor |      |             |        |       |         |           |
| 4th Floor |      |             |        |       |         |           |

| Other Features | Size | Rate | Qty | Rate | Value |
|----------------|------|------|-----|------|-------|
|                |      |      |     |      |       |

Sub-Total 754,140

|              |    |                 |         |
|--------------|----|-----------------|---------|
| Grade        | C+ | Factor 1.0800   | 814,470 |
| CDU          |    | C&D Factor 1.00 | 814,470 |
| Depreciation |    | 45 %            | 447,959 |

Computed cost value @ 70% 313,571

Outbuilding Information

| Description     | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|-----------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RG2 Brick/Stone | 20  | 34  | 680    | 73.15 | 1988 | C   | 49,742        | 50   | 24,900 |
| Detached Garage |     |     |        |       |      |     |               |      |        |
| RG2 Brick/Stone | 20  | 34  | 680    | 73.15 | 1988 | C   | 49,742        | 50   | 24,900 |
| Detached Garage |     |     |        |       |      |     |               |      |        |
| Value at 70%    |     |     | 34,860 |       |      |     | Value at 100% |      | 49,800 |

84

60

60

1SBR  
B  
(5040)

84

#114 HUCKLEBERRY HILL ROAD IS A 6 UNIT CONDOMINIUM COMPLEX.