

Property at 00117 HUCKLEBERRY HILL RD

Prop ID 2810117

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Administrative Information

Owner name: ANNAVI ADAM AND
 Second name: IBRAHIM ROSHAN FATHIMA M
 Address: 117 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001 0157

Location Information

Map: 010 Clerk map: 06 036
 Lot: 2810117 Neigh.: Zone: R15 Vol: 709 Page: 995

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	218,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-May-2017
 Sale price: 385,000
 Sale valid:

Values

Mkt value :
 Cost value: 448,886

Summary

Total assessments	314,220	
Total exemptions		
Net assessment	314,220	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 1.1659
 Mkt/sale :
 Assmt/sale: .8162

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					
RES	12	.216	7,500	1,620		1,620	1,134
Residual		9,409					

.906 acres Total land value 136,620 95,634

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	900
Air Condition	01	Central Air	Whirlpools	2,398
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1987				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,008	265,860
Basement	Full				
Heating	Yes	A/C Yes			7,650
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	13,500
Attic	None		Attic size:		
Additions					94,294
Other Features		WB Stks	RR		29,305
Sub-Total					410,609
Grade	B-	Factor 1.1700			480,413
CDU		C&D Factor 1.00			480,413
Depreciation		35 %			312,268
Computed cost value @ 70%					218,588

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	135	3,079
L Living Area	OVER Frame Overhang	36	3,297
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L Living Area	FRFF Frame first floor	310	35,489
L Living Area	BSMT Basement addition	310	5,713
P Porches, Patios, Decks	FOFF Frame open first flo	104	6,336
P Porches, Patios, Decks	DECK Wood deck	216	5,722
G Garages	FRL Attached frame GT 65	700	31,361

Total additions 94,294

