

Property at 00128 HUCKLEBERRY HILL RD

Prop ID 2810128

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Administrative Information

Owner name: MELANSON BRIAN AND
 Second name: MONICA M
 Address: 128 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810128 Neigh.: Zone: R15 Vol: 524 Page: 682

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Jul-2005
Resident Land	.52	94,500				Sale price: 215,500
Resident Dwelling	1.00	144,650				Sale valid: Y
Resident Outbldg	1.00	560				
					Values	
					Mkt value :	
					Cost value: 342,443	
Summary			Utilities		Sales ratios	
Total assessments	239,710		Water	Connecticut	Cost/sale :	1.5891
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	239,710		Gas	None	Assmt/sale:	1.1123

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.520	135,000	135,000			135,000	94,500
Primary Site		22,651						
		.520 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	520
Basement	Full		114,930
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			500
Other Features	WB Stks		195,727
			6,750
Sub-Total			317,907
Grade	C	Factor 1.0000	317,907
CDU		C&D Factor 1.00	317,907
Depreciation		35 %	206,640
		Computed cost value @ 70%	144,648

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	572	65,483
L Living Area	BSMT Basement addition	572	10,541
L Living Area	FRUF Frame upper full	572	47,894
G Garages	FRL Attached frame GT 65	780	34,946
L Living Area	FRFF Frame first floor	22	2,519
L Living Area	FRFF Frame first floor	300	34,344
		Total additions	195,727

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	10	100	30.00		E	1,500	50	800
Utility Shed									
Value at 70%		560					Value at 100%		800

