

Property at 00134 HUCKLEBERRY HILL RD

Prop ID 2810134

Printed 06-Feb-2024 2:30 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KUMAR HIMANSHU & PRITI
 Second name:
 Address: 134 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810134 Neigh.: Zone: R15 Vol: 716 Page: 530

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 23-Jan-2018
Resident Land	.69	94,500			Sale price: 281,000
Resident Dwelling	1.00	151,350			Sale valid:
Resident Outbldg	1.00	980			

Values

Resident Excess	.08	420	Mkt value :	
			Cost value:	353,214

Summary

Summary		Utilities		Sales ratios	
Total assessments	247,250	Water	Connecticut	Cost/sale :	1.2570
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	247,250	Gas	None	Assmt/sale:	.8799

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	.080	7,500	600		600	420
Residual		3,485					

.770 acres Total land value 135,600 94,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	24
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	1,929
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	720	182,770
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p		9,000
Attic	None Attic size:		
Additions			126,367
Other Features	WB Stks RR		14,501

Sub-Total		332,638
Grade	C Factor 1.0000	332,638
CDU	C&D Factor 1.00	332,638
Depreciation	35 %	216,215
	Computed cost value @ 70%	151,351

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	376	17,383
P Porches, Patios, Decks	CPAT Concrete patio	50	426
P Porches, Patios, Decks	FEFF Frame enclosed first	30	2,861
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	FRFF Frame first floor	705	80,709
P Porches, Patios, Decks	DECK Wood deck	321	8,503

Total additions 126,367

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									

Value at 70% 980 Value at 100% 1,400

