

Property at 00139 HUCKLEBERRY HILL RD

Prop ID 2810139

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Administrative Information

Owner name: BRODE MATTHEW K AND
 Second name: REISCHER-BRODE HANNAH
 Address: 139 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810139 Neigh.: Zone: R15 Vol: 747 Page: 905

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Oct-2020
Resident Land	.34	94,500	AAA	Veteran	1,000	Sale price: 380,000
Resident Outbldg	4.00	18,060	CAB	Add Vet	500	Sale valid:
Resident Dwelling	1.00	183,550	DAC	Veteran	10,000	

Values

Resident Excess	.48	2,520	Mkt value :	Cost value:	426,614
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Summary

Total assessments	298,630	Water	Connecticut	Cost/sale :	1.1227
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	287,130	Gas	None	Assmt/sale:	.7859

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	135,000	135,000			135,000	94,500
Primary Site	14,810							
RES	12	.480	7,500	3,600			3,600	2,520
Residual	20,909							
		.820 acres	Total land value	138,600			97,020	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1880	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	644	194,770
Basement	Full				
Heating	Yes	A/C Yes			5,640
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	11,000
Attic	None	Attic size:			
Additions					126,634
Other Features		WB Stks			6,750
Sub-Total					344,794
Grade	B-	Factor 1.1700			403,409
CDU		C&D Factor 1.00			403,409
Depreciation		35 %			262,216
		Computed cost value @ 70%			183,551

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	36	3,433
P Porches, Patios, Decks	FOFF Frame open first flo	104	6,336
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
L Living Area	FRUF Frame upper full	120	10,048
L Living Area	AIR Air conditioning	120	365
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	FRUF Frame upper full	288	24,114
L Living Area	AIR Air conditioning	288	876
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
Total additions			126,634

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	30	20	600	37.75		C	22,650	50	11,300
RS1 Frame	16	20	320	30.00		C	9,600	50	4,800
Utility Shed									
RS1 Frame	12	10	120	30.00		C	3,600	50	1,800
Utility Shed									
AB2 Flat barn	16	26	416	37.75		C	15,704	50	7,900
Value at 70%			18,060				Value at 100%		25,800

