

Property at 00155 HUCKLEBERRY HILL RD

Prop ID 2810155

Printed 23-Sep-2024 10:36 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HERSH TREYA J
 Second name:
 Address: 155 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 23 011
 Lot: 2810155 Neigh.: Zone: R15 Vol: 789 Page: 1278

Assessments

Assmt category	Qty	Amount
Resident Land	.34	94,500
Resident Outbldg	3.00	12,320
Resident Dwelling	1.00	165,070

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Dec-2023
 Sale price: 299,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 391,414

Summary

Total assessments	273,990
Total exemptions	
Net assessment	273,990

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3091
 Mkt/sale :
 Assmt/sale: .9164

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	.400	7,500	3,000			3,000	2,100
Residual		17,424						

.740 acres

Total land value

138,000

96,600

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	936	251,790
Basement	Partial > half			-2,260
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas 6,000
Attic	Unfinished		Attic size: 900	12,870
Additions				95,503
Other Features				

Sub-Total		363,903
Grade	C+	Factor 1.0800 393,015
CDU		C&D Factor 1.00 393,015
Depreciation		40 % 235,809
		Computed cost value @ 70% 165,066

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRUF Frame upper full	360	30,143
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FEFF Frame enclosed first	20	1,907
P Porches, Patios, Decks	FOFF Frame open first flo	172	10,479

Total additions 95,503

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	02	Unfinished	
Grade	33	C+	
Garage	32	Detached 2 car	
Area Over Gar.	99	None	
Basement	03	Partial > half	
Bsmt Fin Qual	99	None	
Air Condition	99	None	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	

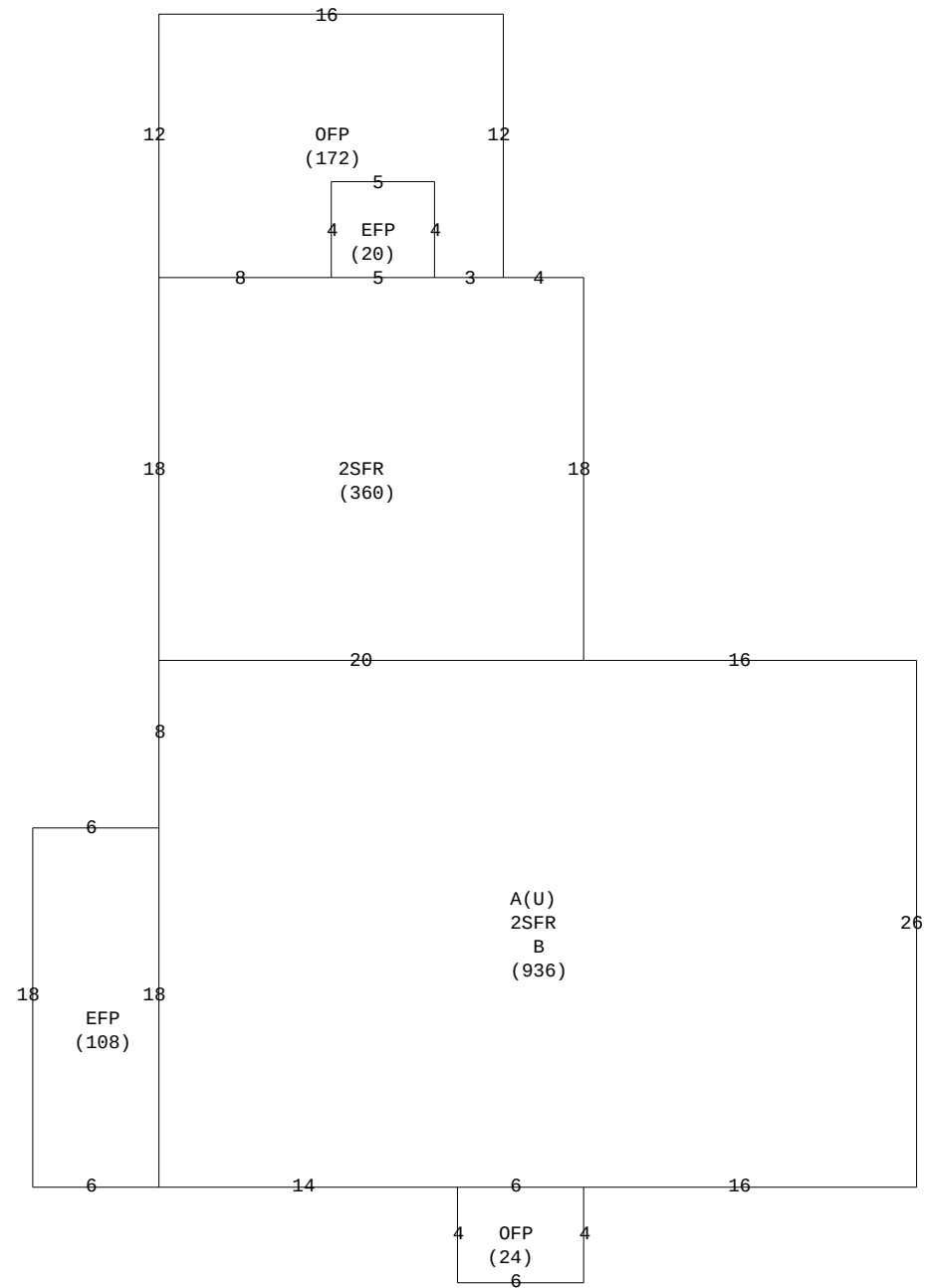
Actual Year Built: 1750

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	32	20	640	41.15		C	26,336	50	13,200
Block Detach Garage									
RS1 Frame	16	20	320	30.00		C	9,600	75	2,400
Utility Shed									
RS1 Frame	12	22	264	30.00		C	7,920	75	2,000
Utility Shed									

Value at 70% 12,320

Value at 100% 17,600



PROB CERT MARJORIE H DUBIEL V775 P865 6-2-22

PARCEL SPLIT- 155 HH RD=.74 ACRES AND 12 VERVILLE=.86 ACRES V789 P1278