

Property at 00171 HUCKLEBERRY HILL RD

Prop ID 2810171

Printed 06-Feb-2024 2:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CORBETT F BRUCE AND
 Second name: RUTHELLEN
 Address: 171 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 07 029
 Lot: 2810171 Neigh.: Zone: R30 Vol: 083 Page: 0626

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Outbldg	3.00	24,780
Resident Dwelling	1.00	257,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Aug-1973
 Sale price: 52,000
 Sale valid:

Values

Mkt value :
 Cost value: 549,243

Summary

Total assessments	384,470	
Total exemptions		
Net assessment	384,470	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 10.5624
 Mkt/sale :
 Assmt/sale: 7.3937

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	1.400	7,500	10,500			10,500	7,350
Residual		60,984						

2.090 acres

Total land value

145,500

101,850

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	175,630
Basement	Full		546	
Heating	Yes	A/C No		
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				13,500
Other Features		WB Stks		370,791
				6,750

Sub-Total	566,671
Grade C	Factor 1.0000
CDU	C&D Factor 1.00
Depreciation	35 %
	Computed cost value @ 70%
	257,835

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	504	57,698
L Living Area	FRFF Frame first floor	650	74,413
L Living Area	FRUF Frame upper full	650	54,425
P Porches, Patios, Decks	FOFF Frame open first flo	68	4,143
L Living Area	FRFF Frame first floor	1,226	140,354
G Garages	FR Attached frame LE 65	500	22,222
P Porches, Patios, Decks	DECK Wood deck	662	17,536

Total additions 370,791

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	04	Average	
Exterior Cond	04	Average	

Story Height 2.0

Total Rooms	10	Garage cars	4
Bedrooms	5	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	4,122
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

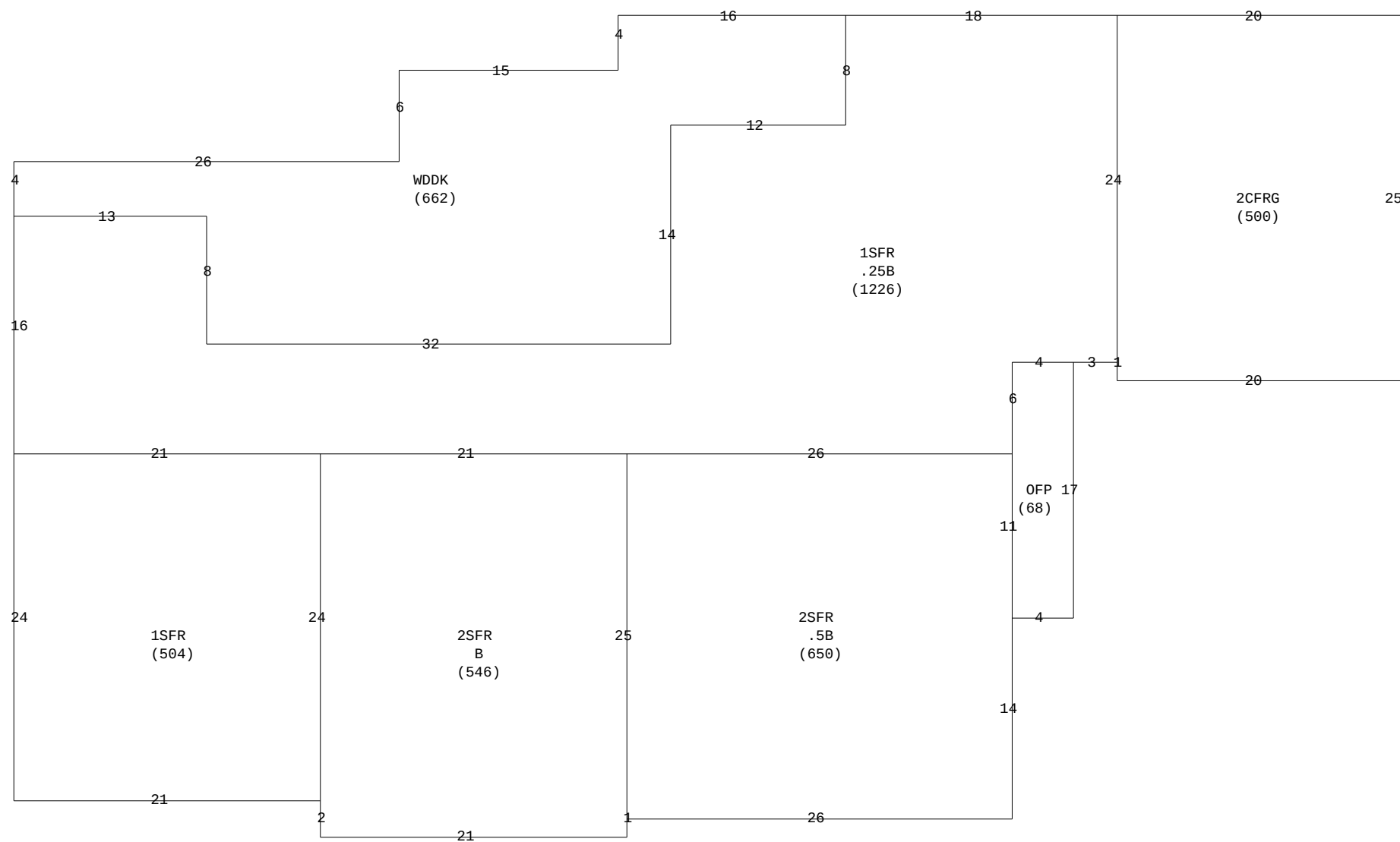
Actual Year Built: 1860

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	28	616	55.95		C	34,465	50	17,200
Block Detach Garage									
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
AB2 Flat barn	22	38	836	37.75		C	31,559	50	15,800

Value at 70% 24,780

Value at 100% 35,400



.12 ACRES CONVEYED TO BRAINARD-181 HUCKLEBERRY \$7500 4-20-07 558/407