

Property at 00181 HUCKLEBERRY HILL RD

Prop ID 2810181

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

## Administrative Information

Owner name: ROGERS ANGELA G  
 Second name:  
 Address: 181 HUCKLEBERRY HILL ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map: 07 029  
 Lot: 2810181 Neigh.: Zone: R30 Vol: 670 Page: 168

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .51  | 94,500  |
| Resident Dwelling | 1.00 | 124,540 |
| Resident Outbldg  | 2.00 | 6,230   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 30-Dec-2013  
 Sale price: 260,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 321,814

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 225,270 |
| Total exemptions  |         |
| Net assessment    | 225,270 |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.2377  
 Mkt/sale :  
 Assmt/sale: .8664

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .510       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 22,216     |         |         |      |      |         |           |

.510 acres Total land value 135,000 94,500

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 17   | Old style        |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 30   | C                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 03   | Partial > half   | W/B stacks              |   |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |   |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1890 |   |

## Building Valuation Summary

|                |                |                |             |      |         |
|----------------|----------------|----------------|-------------|------|---------|
| Dwelling       | Frame          | 2 story w/bsmt | Area        | 528  | 172,120 |
| Basement       | Partial > half |                |             |      | -2,260  |
| Heating        | Yes            | A/C Yes        |             |      | 5,000   |
| Plumbing       | 2 F/B          | H/B            | Add'l fix.  | Wh/p | Saunas  |
| Attic          | None           |                | Attic size: |      | 5,000   |
| Additions      |                |                |             |      | 93,855  |
| Other Features |                |                |             |      |         |

|              |   |                           |  |  |         |
|--------------|---|---------------------------|--|--|---------|
| Sub-Total    |   |                           |  |  | 273,715 |
| Grade        | C | Factor 1.0000             |  |  | 273,715 |
| CDU          |   | C&D Factor 1.00           |  |  | 273,715 |
| Depreciation |   | 35 %                      |  |  | 177,915 |
|              |   | Computed cost value @ 70% |  |  | 124,541 |

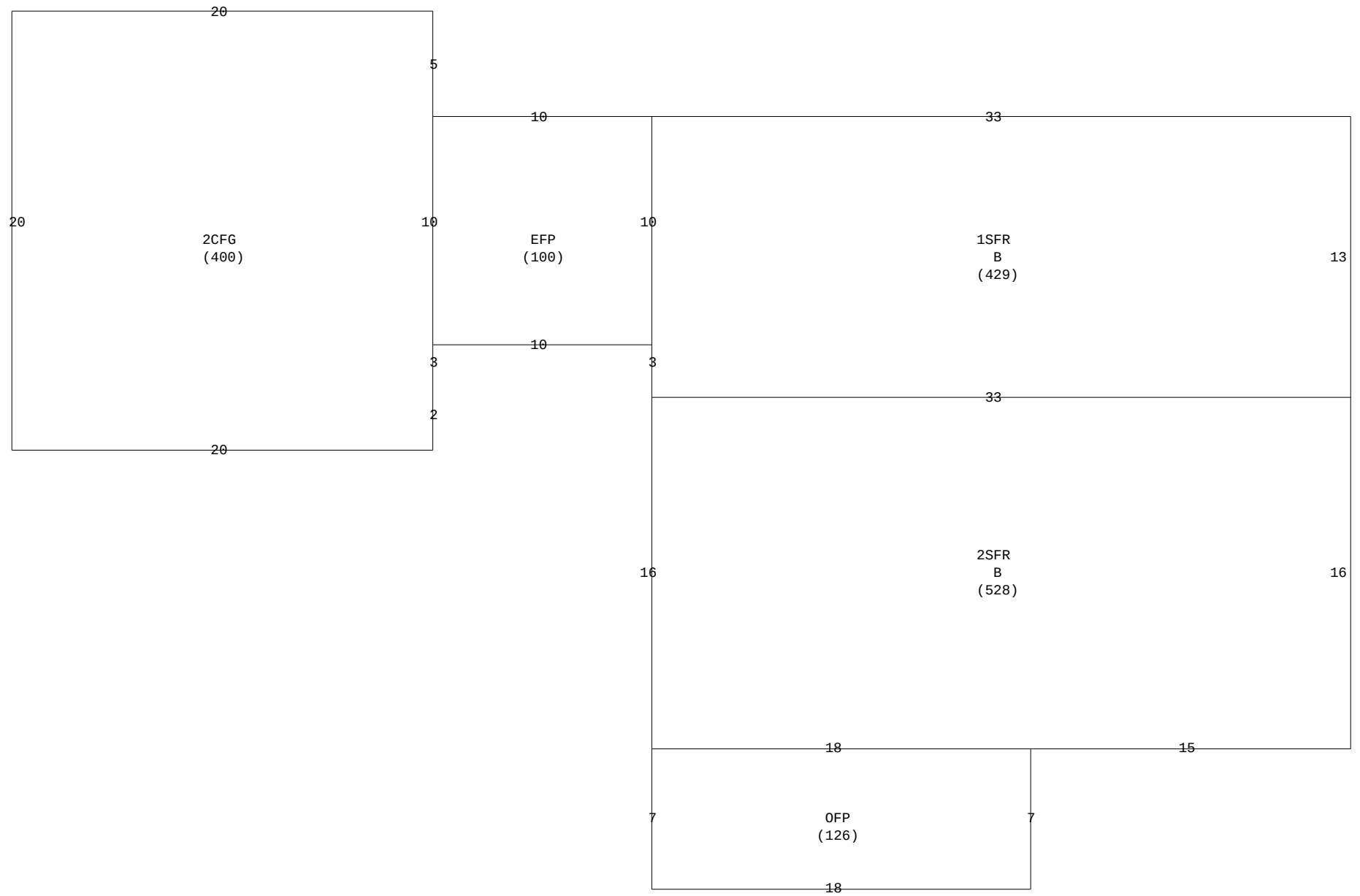
## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 126  | 7,677  |
| G Garages                | FR Attached frame LE 65   | 400  | 18,320 |
| L Living Area            | FRFF Frame first floor    | 429  | 49,112 |
| L Living Area            | BSMT Basement addition    | 429  | 7,906  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 100  | 9,536  |
| L Living Area            | AIR Air conditioning      | 429  | 1,304  |

Total additions 93,855

## Outbuilding Information

| Description  | Wid | Len   | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-------|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 8   | 8     | 64   | 30.00 |      | C   | 1,920         | 50   | 1,000 |
| Utility Shed |     |       |      |       |      |     |               |      |       |
| RS1 Frame    | 22  | 24    | 528  | 30.00 |      | C   | 15,840        | 50   | 7,900 |
| Utility Shed |     |       |      |       |      |     |               |      |       |
| Value at 70% |     | 6,230 |      |       |      |     | Value at 100% |      | 8,900 |



.12 acs conveyed from corbett-171 huckleberry \$7500 4/20/07 558/407