

Property at 00215 HUCKLEBERRY HILL RD

LOT1

Prop ID 2810215

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Administrative Information

Owner name: PARRY ROBERT M AND
 Second name: REBECCA L A
 Address: 215 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2810215 Neigh.: Zone: R30 Vol: 448 Page: 339

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Dec-2002
Resident Land	.69	94,500				Sale price: 336,000
Resident Outbldg	2.00	23,450				Sale valid: Y
Resident Dwelling	1.00	259,410				Values
						Mkt value :
Resident Excess	.27	1,430				Cost value: 541,129
Summary			Utilities		Sales ratios	
Total assessments		378,790	Water	Well	Cost/sale :	1.6105
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		378,790	Gas	None	Assmt/sale:	1.1274

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	.273	7,500	2,048			2,048	1,434
Residual		11,892						
		.963 acres	Total land value				137,048	95,934

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
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	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	1
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	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

		Area	
Dwelling	Frame 2 story w/bsmt	595	185,200
Basement	Partial > half		-2,260
Heating	Yes A/C Yes		5,370
Plumbing	3 F/B 1 H/B 2 Add'l fix. 1 Wh/p	Saunas	17,000
Attic	None Attic size:		
Additions			275,227
Other Features	WB Stks		6,750
Sub-Total			487,287
Grade	B-	Factor 1.1700	570,126
CDU		C&D Factor 1.00	570,126
Depreciation		35 %	370,582
Computed cost value @ 70%			259,407

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	AIR Air conditioning	63	192
P Porches, Patios, Decks	FOFF Frame open first flo	277	16,877
L Living Area	FRFF Frame first floor	638	73,039
L Living Area	AIR Air conditioning	638	1,940
L Living Area	FRUF Frame upper full	638	53,420
L Living Area	AIR Air conditioning	638	1,940
L Living Area	FRFF Frame first floor	586	67,086
L Living Area	AIR Air conditioning	586	1,781
L Living Area	FRUF Frame upper full	270	22,607
L Living Area	AIR Air conditioning	270	821
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
Total additions			275,227

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	26	650	55.95		C	36,368	50	18,200
Block Detach Garage									
RS1 Frame	30	34	1,020	30.00		C	30,600	50	15,300
Utility Shed									
Value at 70%		23,450		Value at 100%		33,500			

