

Property at 00219 HUCKLEBERRY HILL RD

LOT2

Prop ID 2810219

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## Administrative Information

Owner name: MORAN ROBERT MICHAEL &  
 Second name: MICHELLE ANN  
 Address: 219 HUCKLEBERRY HILL RD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 016 Clerk map:  
 Lot: 2810219 Neigh.: Zone: R30 Vol: 750 Page: 098

| Assessments       |      |         | Exemptions |             | Last sale           |                        |
|-------------------|------|---------|------------|-------------|---------------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount              | Sale date: 20-Nov-2020 |
| Resident Land     | .69  | 94,500  |            |             |                     | Sale price: 590,000    |
| Resident Dwelling | 1.00 | 396,050 |            |             |                     | Sale valid:            |
|                   |      |         |            |             | Values              |                        |
| Resident Excess   | .12  | 610     |            |             |                     | Mkt value :            |
|                   |      |         |            |             | Cost value: 701,657 |                        |
| Summary           |      |         | Utilities  |             | Sales ratios        |                        |
| Total assessments |      | 491,160 | Water      | Connecticut | Cost/sale :         | 1.1892                 |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :          |                        |
| Net assessment    |      | 491,160 | Gas        | CNG         | Assmt/sale:         | .8325                  |

## 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  | .117       | 7,500   | 878     |      |      | 878              | 615       |
| Residual     |     | 5,097      |         |         |      |      |                  |           |
|              |     |            |         |         |      |      | .807 acres       |           |
|              |     |            |         |         |      |      | Total land value |           |
|              |     |            |         |         |      |      | 135,878          |           |
|              |     |            |         |         |      |      | 95,115           |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 19   | Modern Colonial  |                         |       |
| Exterior Walls | 01   | Clapboards       |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 02   | Hip              |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 50   | A                | Full Baths              | 3     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |       |
| Area Over Gar. | 01   | Fully Finished   | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 3     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 475   |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,326 |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | Actual Year Built: 2003 |       |

## Building Valuation Summary

|                           |       |                 |              |        |         |
|---------------------------|-------|-----------------|--------------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,318  | 326,400 |
| Basement                  | Full  |                 |              |        |         |
| Heating                   | Yes   | A/C Yes         |              |        | 9,350   |
| Plumbing                  | 3 F/B | 1 H/B           | 3 Add'l fix. | 1 Wh/p | 17,500  |
| Attic                     | None  |                 | Attic size:  |        |         |
| Other Features            |       | WB Stks         | RR           |        | 114,794 |
|                           |       |                 |              |        | 18,654  |
| Sub-Total                 |       |                 |              |        | 486,698 |
| Grade                     | A     | Factor 1.5500   |              |        | 754,382 |
| CDU                       |       | C&D Factor 1.00 |              |        | 754,382 |
| Depreciation              |       | 25 %            |              |        | 565,787 |
| Computed cost value @ 70% |       |                 |              |        | 396,051 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| G Garages                | FRL Attached frame GT 65  | 748  | 33,512  |
| G Garages                | FSF Full-story fin o/gar  | 476  | 31,884  |
| L Living Area            | AIR Air conditioning      | 476  | 1,447   |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 330  | 7,525   |
| L Living Area            | BSMT Basement addition    | 214  | 3,944   |
| L Living Area            | FRFF Frame first floor    | 214  | 24,499  |
| L Living Area            | AIR Air conditioning      | 214  | 651     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 186  | 11,332  |
| Total additions          |                           |      | 114,794 |

Scale: 1" = 8.45 feet

