

Property at 00223 HUCKLEBERRY HILL RD

LOT3

Prop ID 2810223

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Administrative Information

Owner name: DOWLING GREGORY E & GABRIELA

Second name:

Address: 223 HUCKLEBERRY HILL RD

City/state: AVON CT Zip: 06001

Location Information

Map: 016

Clerk map:

Lot: 2810223

Neigh.:

Zone: R30

Vol: 714

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Assessments

Exemptions

Last sale

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	453,610

Exempt	Cat	Amount

Sale date: 06-Oct-2017
Sale price: 678,000
Sale valid:

Resident Excess		
.75		3,910

Values
Mkt value :
Cost value: 788,600

Summary

Utilities

Sales ratios

Total assessments	552,020
Total exemptions	
Net assessment	552,020

Water	Connecticut
Sewer	Septic
Gas	CNG

Cost/sale :	1.1631
Mkt/sale :	
Assmt/sale:	.8142

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	.745	7,500	5,588			5,588	3,912
Residual		32,452						

1.435 acres

Total land value

140,588

98,412

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	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,150
Air Condition	01	Central Air	Living area	3,738
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2002				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,570	375,610
Basement	Full with walk				
Heating	Yes	A/C Yes			10,740
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	23,000
Attic	None		Attic size:		
Additions					112,506
Other Features		WB Stks	RR		35,570
Sub-Total					557,426
Grade	A	Factor 1.5500			864,010
CDU		C&D Factor 1.00			864,010
Depreciation		25 %			648,008
Computed cost value @ 70%					453,606

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	802	35,931
G Garages	FSF Full-story fin o/gar	352	23,578
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FOFF Frame open first flo	234	14,257
L Living Area	BSMT Basement addition	180	3,317
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
P Porches, Patios, Decks	DECK Wood deck	244	6,464

Total additions 112,506

