

Property at 00227 HUCKLEBERRY HILL RD

LOT4

Prop ID 2810227

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Administrative Information

Owner name: FOSCHINI MARGHERITA AND
 Second name: ATTILIO A
 Address: 227 HUCKLEBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2810227 Neigh.: Zone: R30 Vol: 551 Page: 031

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Nov-2006
Resident Land	.69	94,500				Sale price: 875,000
Resident Dwelling	1.00	439,400				Sale valid: Y
					Values	
Resident Excess	.75	3,940				Mkt value :
						Cost value: 768,343
Summary			Utilities		Sales ratios	
Total assessments		537,840	Water	Connecticut		Cost/sale : .8781
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		537,840	Gas	CNG		Assmt/sale: .6147

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	.750	7,500	5,625		5,625	3,938
Residual		32,670					
		1.440 acres	Total land value			140,625	98,438

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,653	391,820
Basement	Full with walk				
Heating	Yes	A/C Yes			11,200
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					105,953
Other Features		WB Stks			13,500
Sub-Total					539,973
Grade	A	Factor 1.5500			836,958
CDU		C&D Factor 1.00			836,958
Depreciation		25 %			627,719
Computed cost value @ 70%					439,403

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	808	36,200
G Garages	FSF Full-story fin o/gar	414	27,731
L Living Area	AIR Air conditioning	414	1,259
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
L Living Area	BSMT Basement addition	192	3,538
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	BSMT Basement addition	20	369
L Living Area	AIR Air conditioning	20	61
P Porches, Patios, Decks	BPAT Brick/flagstone pati		
Total additions			105,953

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	01	Gable		
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	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,932
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 2003				

