

Property at 00237 HUCKLEBERRY HILL RD

Prop ID 2810237

Printed 06-Feb-2024 2:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACGREGOR THOMAS
 Second name:
 Address: 237 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2810237 Neigh.: Zone: R30 Vol: 724 Page: 363

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Nov-2018
Resident Land	.69	94,500				Sale price: 210,000
Resident Outbldg	3.00	13,090				Sale valid:
Resident Dwelling	1.00	170,130				Values
Resident Excess	.81	4,250				Mkt value :
						Cost value: 402,814
Summary			Utilities		Sales ratios	
Total assessments		281,970	Water	Well	Cost/sale :	1.9182
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		281,970	Gas	None	Assmt/sale:	1.3427

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	.810	7,500	6,075			6,075	4,253
Residual		35,284						
1.500 acres				Total land value			141,075	98,753

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	08	Asbestos Shingle		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	99	None	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		
Actual Year Built: 1765				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,050	274,060
Basement	Partial > half				-2,260
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 500		8,849
Additions					62,069
Other Features					
Sub-Total					346,218
Grade	C+		Factor 1.0800		373,915
CDU			C&D Factor 1.00		373,915
Depreciation			35 %		243,045
			Computed cost value @ 70%		170,132

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	198	5,655
G Garages	FR Attached frame LE 65	431	19,529
L Living Area	FRFF Frame first floor	307	35,146
P Porches, Patios, Decks	CPAT Concrete patio	204	1,739
Total additions			62,069

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	12	34	408	37.75		C	15,402	50	7,700
RS1 Frame	16	20	320	30.00		C	9,600	50	4,800
Utility Shed									
RS1 Frame	16	26	416	30.00		C	12,480	50	6,200
Utility Shed									
Value at 70%			13,090				Value at 100%		18,700

