

Property at 00254 HUCKLEBERRY HILL RD

Prop ID 2810254

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Administrative Information

Owner name: SKOVVAN THOMAS M & VICTORIA C
 Second name:
 Address: 254 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2810254 Neigh.: Zone: R30 Vol: 757 Page: 642

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	114,410

Exemptions

Exempt	Cat	Amount
Resident Excess	.04	210

Last sale

Sale date: 05-Apr-2021
 Sale price: 305,000
 Sale valid:

Values

Mkt value :
 Cost value: 298,743

Summary

Total assessments	209,120
Total exemptions	
Net assessment	209,120

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9795
 Mkt/sale :
 Assmt/sale: .6856

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	.040	7,500	300			300	210
Residual 1,742								

.730 acres

Total land value

135,300

94,710

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	201,260
Basement	Full with walk		1,176	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features	WB Stks	RR		26,860
				19,820

Sub-Total		251,440
Grade C	Factor 1.0000	251,440
CDU	C&D Factor 1.00	251,440
Depreciation	35 %	163,436
	Computed cost value @ 70%	114,405

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	140	8,530
P Porches, Patios, Decks	CPAT Concrete patio	65	554
P Porches, Patios, Decks	F0FF Frame open first flo	50	3,046
G Garages	FR Attached frame LE 65	308	14,730

Total additions 26,860

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	01	Plaster	Garage cars 1
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Dormer linear f
Attic	99	None	Masonry trim sf
Grade	30	C	Finish bsmt sz
Garage	21	Attached 1 car	Rec Room Size 480
Area Over Gar.	99	None	Living area 1,176
Basement	04	Full with walk-o	# Living Units 1
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1958

