

Property at 00263 HUCKLEBERRY HILL RD

Prop ID 2810263

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Administrative Information

Owner name: CHARD JOSHUA & HEATHER
 Second name:
 Address: 263 HUCKLEBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2810263 Neigh.: Zone: R30 Vol: 546 Page: 905

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	237,310
Resident Outbldg	1.00	16,310

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Aug-2006
 Sale price: 495,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 498,286

Summary

Total assessments	348,800
Total exemptions	
Net assessment	348,800

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0066
 Mkt/sale :
 Assmt/sale: .7046

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	.130	7,500	975			975	683
Residual		5,663						

.820 acres

Total land value

135,975

95,183

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1780	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	720	209,610
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					182,325
Other Features		WB Stks			13,500
Sub-Total					413,935
Grade	B	Factor 1.2600			521,558
CDU		C&D Factor 1.00			521,558
Depreciation		35 %			339,013
Computed cost value @ 70%					237,309

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
L Living Area	FRFF Frame first floor	500	57,241
L Living Area	FRFF Frame first floor	804	92,043
L Living Area	BSMT Basement addition	804	14,816
P Porches, Patios, Decks	DECK Wood deck	320	8,477

Total additions 182,325

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	30	660	55.95	2004	B	46,528	50	23,300
Block Detach Garage									
Value at 70%									
			16,310				Value at 100%		23,300

