

Property at 00271 HUCKLEBERRY HILL RD

Prop ID 2810271

Printed 06-Feb-2024 2:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PAPA KENNETH J & LIZBETH A
 Second name:
 Address: 271 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2810271 Neigh.: Zone: R30 Vol: 722 Page: 524

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Apr-1994
Resident Land	.69	94,500				Sale price: 345,000
Resident Outbldg	2.00	74,620				Sale valid:
Resident Dwelling	1.00	358,300				Values
Resident Excess	2.95	15,490				Mkt value :
						Cost value: 775,586
Summary			Utilities		Sales ratios	
Total assessments		542,910	Water	Well	Cost/sale :	2.2481
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		542,910	Gas	None	Assmt/sale:	1.5737

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	2.950	7,500	22,125			22,125	15,488
Residual		128,502						
		3.640 acres		Total land value			157,125	109,988

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	5
Grade	40	B	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,504	316,280
Basement	Full				
Heating	Yes	A/C Yes			9,050
Plumbing	3 F/B	1 H/B	5 Add'l fix.	1 Wh/p	18,500
Attic	None		Attic size:		
Additions					234,307
Other Features		WB Stks	RR		46,842
Sub-Total					624,979
Grade	B	Factor 1.2600			787,474
CDU		C&D Factor 1.00			787,474
Depreciation		35 %			511,858
		Computed cost value @ 70%			358,301

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	832	22,040
L Living Area	FRFF Frame first floor	840	96,164
L Living Area	BSMT Basement addition	840	15,480
L Living Area	AIR Air conditioning	840	2,554
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	32	3,663
G Garages	FRL Attached frame GT 65	1,040	46,594
L Living Area	FRUH Frame upper half	720	36,818
L Living Area	AIR Air conditioning	720	2,189
P Porches, Patios, Decks	UTIL Utility building	240	6,855

Total additions 234,307

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn			3,472	37.75	1990	B	165,146	50	82,600
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%			74,620				Value at 100%		106,600

