

Property at 00291 HUCKLEBERRY HILL RD

Prop ID 2810291

Printed 12-Nov-2025 8:32 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KENNEDY JORDANA W AND
 Second name: ALLAIRE HALLEY C TRUSTEES
 Address: 291 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2810291 Neigh.: Zone: R30 Vol: 789 Page: 167

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,144	292,420
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				78,953
Other Features				
Sub-Total				376,873
Grade	C	Factor 1.0000		376,873
CDU		C&D Factor 1.00		376,873
Depreciation		35 %		244,967
		Computed cost value @ 70%		171,477

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Dec-1986	
Resident Land	.69	94,500			Sale price: 119,500	
Resident Dwelling	1.00	171,480			Sale valid:	
Resident Outbldg	1.00	9,240			Values	
					Mkt value :	
Resident Excess	.43	2,260			Cost value: 396,400	
Summary			Utilities		Sales ratios	
Total assessments		277,480	Water	Well	Cost/sale :	3.3172
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		277,480	Gas	None	Assmt/sale:	2.3220

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	.430	7,500	3,225		3,225	2,258
Residual		18,731					
1.120 acres				Total land value		138,225	96,758

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	384	10,172
P Porches, Patios, Decks	FOFF Frame open first flo	336	20,471
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	FRFF Frame first floor	891	30,000
Total additions			78,953

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	22	40	880	30.00		C	26,400	50	13,200
Utility Shed									
Value at 70%		9,240					Value at 100%		13,200

