

Property at 00328 HUCKLEBERRY HILL RD

Prop ID 2810328

Printed 06-Feb-2024 2:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MITA JEFFREY J
 Second name:
 Address: PO BOX 561
 City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 016 Clerk map:
 Lot: 2810328 Neigh.: Zone: R30 Vol: 680 Page: 295

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Nov-2014
Resident Land	.69	94,500			Sale price: 270,000
Resident Outbldg	2.00	23,030			Sale valid:
Resident Dwelling	1.00	149,760			

Values

Resident Excess	3.35	8,790	Mkt value :	
			Cost value:	394,400

Summary

Summary		Utilities		Sales ratios	
Total assessments	276,080	Water	Well	Cost/sale :	1.4607
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	276,080	Gas	None	Assmt/sale:	1.0225

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	3.350	7,500	25,125	.50	12,563	8,794
Residual		145,926					

4.040 acres

Total land value

147,563

103,294

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,300	217,570
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B H/B Add'l fix. Wh/p		5,000
Attic	None Attic size:		
Additions			42,277
Other Features	WB Stks		39,919

Sub-Total		304,766
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	329,147
Depreciation	35 %	213,946
	Computed cost value @ 70%	149,762

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	315	30,039
P Porches, Patios, Decks	DECK Wood deck	390	10,331
P Porches, Patios, Decks	DECK Wood deck	72	1,907

Total additions 42,277

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	10	160	30.00		C	4,800	50	2,400
Utility Shed									
RG1 Frame or Con	24	36	864	55.95	1993	B	60,909	50	30,500
Block Detach Garage									

Value at 70% 23,030

Value at 100% 32,900

