

Property at 00336 HUCKLEBERRY HILL RD

Prop ID 2810336

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

## Administrative Information

Owner name: KRAMER NANCY ANN TRUSTEE  
Second name:  
Address: 336 HUCKLEBERRY HILL RD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 016 Clerk map:  
Lot: 2810336 Neigh.: Zone: R30 Vol: 760 Page: 1085

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 94,500  |
| Resident Dwelling | 1.00 | 230,010 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date:  
Sale price:  
Sale valid:  
Values  
Mkt value :  
Cost value: 473,114

## Summary

| Total assessments | 331,180 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 331,180 |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale :  
Mkt/sale :  
Assmt/sale:

## 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  | 1.270      | 7,500   | 9,525   |      |      | 9,525   | 6,668     |
| Residual     |     | 55,321     |         |         |      |      |         |           |

1.960 acres

Total land value

144,525

101,168

## Building Valuation Summary

| Dwelling       | Frame          | 1 story w/bsmt | Area<br>1,919   | 299,030     |
|----------------|----------------|----------------|-----------------|-------------|
| Basement       | Full           |                |                 |             |
| Heating        | Yes            | A/C Yes        |                 | 8,540       |
| Plumbing       | 2 F/B          | 1 H/B          | Add'l fix.      | Wh/p Saunas |
| Attic          | Fully Finished |                | Attic size: 300 | 14,199      |
| Additions      |                |                |                 | 74,490      |
| Other Features | Mason Trim     | WB Stks        | RR              | 27,303      |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 432,062 |
| Grade        | B- | Factor 1.1700             | 505,513 |
| CDU          |    | C&D Factor 1.00           | 505,513 |
| Depreciation |    | 35 %                      | 328,583 |
|              |    | Computed cost value @ 70% | 230,008 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 520  | 13,775 |
| L Living Area            | FRFF Frame first floor    | 264  | 30,223 |
| G Garages                | FR Attached frame LE 65   | 504  | 22,378 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 120  | 7,311  |
| L Living Area            | AIR Air conditioning      | 264  | 803    |

Total additions 74,490

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium         |
|----------------|------|------------------|---------------------|
| Style          | 01   | Ranch            |                     |
| Exterior Walls | 01   | Clapboards       |                     |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0    |
| Roof Type      | 01   | Gable            |                     |
| Foundation     | 01   | Poured Concrete  | Total Rooms 7       |
| Interior Walls | 02   | Drywall          | Garage cars 2       |
| Floors         | 05   | W/W over sub-flo | Bedrooms 3          |
| Heating System | 02   | Forced Hot Air   | Family Rooms        |
| Fuel           | 01   | Oil              | Full Baths 2        |
| Attic          | 01   | Fully Finished   | Half Baths 1        |
| Grade          | 37   | B-               | Masonry trim sf 160 |
| Garage         | 22   | Attached 2 car   | Finish bsmt sz      |
| Area Over Gar. | 99   | None             | Rec Room Size 712   |
| Basement       | 01   | Full             | Living area 2,183   |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Whirlpools          |
| Air Condition  | 01   | Central Air      | # Living Units      |
| Interior Cond  | 05   | Good             |                     |
| Exterior Cond  | 05   | Good             |                     |

Actual Year Built: 1984

