

Property at 00348 HUCKLEBERRY HILL RD

Prop ID 2810348

Printed 06-Feb-2024 2:36 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: SANTORO DAVID M & DENISE M  
 Second name:  
 Address: 348 HUCKLEBERRY HILL RD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map: 14 034  
 Lot: 2810348 Neigh.: Zone: R30 Vol: 705 Page: 1265

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 94,500  |
| Resident Dwelling | 1.00 | 325,940 |

## Exemptions

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

## Last sale

Sale date: 17-Jan-2017  
 Sale price: 495,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 605,800

## Summary

| Total assessments | 424,060 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 424,060 |  |

## Utilities

| Water | Connecticut  |  |
|-------|--------------|--|
| Sewer | Public sewer |  |
| Gas   | None         |  |

## Sales ratios

Cost/sale : 1.2238  
 Mkt/sale :  
 Assmt/sale: .8567

## 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  | .690       | 7,500   | 5,175   |      |      | 5,175   | 3,623     |
| Residual     |     | 30,056     |         |         |      |      |         |           |

1.380 acres

Total land value

140,175

98,123

## Building Valuation Summary

|                |       |                |              | Area   |         |
|----------------|-------|----------------|--------------|--------|---------|
| Dwelling       | Frame | 2 story w/bsmt |              | 1,084  | 280,700 |
| Basement       | Full  |                |              |        |         |
| Heating        | Yes   | A/C Yes        |              |        | 8,060   |
| Plumbing       | 2 F/B | 1 H/B          | 2 Add'l fix. | 1 Wh/p | Saunas  |
| Attic          | None  |                |              |        | 12,000  |
| Additions      |       |                |              |        | 79,478  |
| Other Features |       | M Stks         |              |        | 3,000   |

|              |    |                           |  |  |         |
|--------------|----|---------------------------|--|--|---------|
| Sub-Total    |    |                           |  |  | 383,238 |
| Grade        | B+ | Factor 1.3500             |  |  | 517,371 |
| CDU          |    | C&D Factor 1.00           |  |  | 517,371 |
| Depreciation |    | 10 %                      |  |  | 465,634 |
|              |    | Computed cost value @ 70% |  |  | 325,944 |

## Building additions

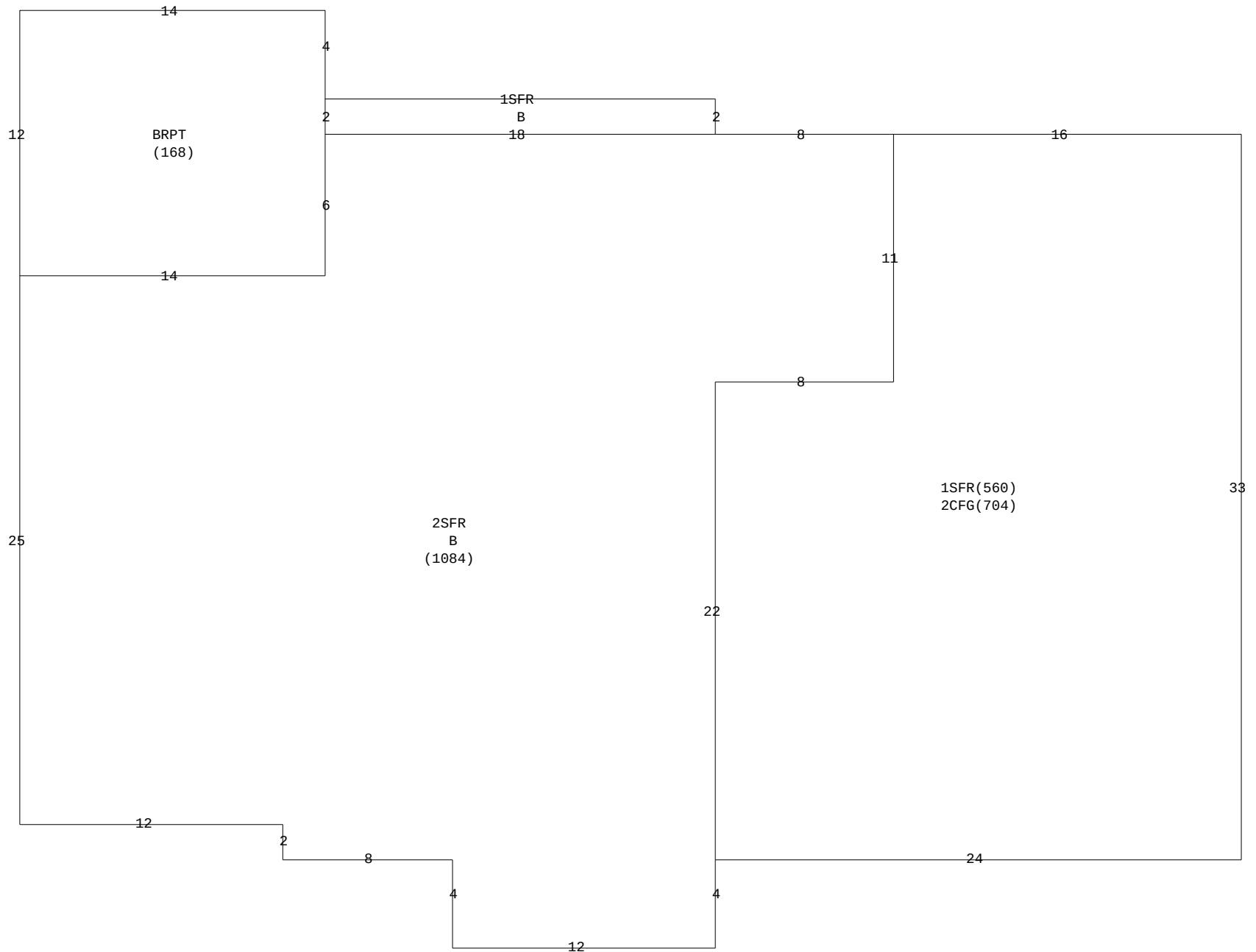
| Category                 | Type                      |  | Area | Value  |
|--------------------------|---------------------------|--|------|--------|
| G Garages                | FRL Attached frame GT 65  |  | 704  | 31,541 |
| G Garages                | FSF Full-story fin o/gar  |  | 560  | 37,511 |
| L Living Area            | AIR Air conditioning      |  | 560  | 1,702  |
| L Living Area            | BSMT Basement addition    |  | 36   | 663    |
| L Living Area            | FRFF Frame first floor    |  | 36   | 4,121  |
| L Living Area            | AIR Air conditioning      |  | 36   | 109    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati |  | 168  | 3,831  |

Total additions 79,478

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 19   | Modern Colonial  |             |  |
| Exterior Walls | 04   | Vinyl Siding     |             |  |
| Roof Material  | 01   | Asphalt Shingles |             |  |
| Roof Type      | 02   | Hip              |             |  |
| Foundation     | 01   | Poured Concrete  |             |  |
| Interior Walls | 02   | Drywall          |             |  |
| Floors         | 07   | Hardwood/Carpet  |             |  |
| Heating System | 02   | Forced Hot Air   |             |  |
| Fuel           | 07   | Propane Gas      |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 43   | B+               |             |  |
| Garage         | 22   | Attached 2 car   |             |  |
| Area Over Gar. | 01   | Fully Finished   |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 01   | Unfinished       |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

Actual Year Built: 2015



THIS PARCEL CAME FROM SUBDIVISION OF 354&362 HUCKLEBERRY T/C MAP 14/34