

Property at 00355 HUCKLEBERRY HILL RD

Prop ID 2810355

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Administrative Information

Owner name: MCKEEMAN RACHEL A
 Second name:
 Address: 355 HUCKLEBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2810355 Neigh.: Zone: R30 Vol: 762 Page: 309

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Jul-2021
Resident Land	.69	94,500			Sale price: 295,000
Resident Outbldg	1.00	840			Sale valid:
Resident Dwelling	1.00	137,550			

Values

Resident Excess	.86	4,520	Mkt value :	
			Cost value:	339,157

Summary

Total assessments	237,410	Water Well	Cost/sale :	1.1497
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	237,410	Gas None	Assmt/sale:	.8048

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	.860	7,500	6,450		6,450	4,515
Residual		37,462					

1.550 acres Total land value 141,450 99,015

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 6
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Dormer linear f
Attic	99	None	Full Baths 2
Grade	30	C	Masonry trim sf
Garage	22	Attached 2 car	Half Baths
Area Over Gar.	99	None	Finish bsmt sz
Basement	03	Partial > half	Addtn'l fixtures
Bsmt Fin Qual	99	None	Rec Room Size
Air Condition	99	None	Whirlpools
Interior Cond	05	Good	Living area 1,604
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1936

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 720	141,250
Basement	Partial > half			-2,260
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				144,808
Other Features	WB Stks			13,500
Sub-Total				302,298
Grade	C	Factor 1.0000		302,298
CDU		C&D Factor 1.00		302,298
Depreciation		35 %		196,494
		Computed cost value @ 70%		137,546

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	384	43,961
P Porches, Patios, Decks	DECK Wood deck	544	14,411
L Living Area	FRFF Frame first floor	500	57,241
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	DECK Wood deck	100	2,649
G Garages	FR Attached frame LE 65	400	18,320
P Porches, Patios, Decks	UTIL Utility building	160	4,570

Total additions 144,808

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

