Card 01 of 01 card — Town of Avon Residential Property Card

Property at 00370 HUCKLEBERRY HILL RD — Prop ID 2810370 — Printed 06-Feb-2024 2:37 PM — Design and Layout (C) Right/Angles

Administrative Information

Owner name: FARRAR JOHN J & EILEEN C
Second name:
Address: 370 HUCKLEBERRY HILL RD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 2810370 Neigh.: Zone: R30 Vol: 634 Page: 973

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwellng	1.00	101,820
Resident Excess	.36	1,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jan-2012
Sale price: 170,000
Sale valid: 1

Values

Mkt value :
Cost value: 283,157

Summary

Total assessments	198,210
Total exemptions	
Net assessment	198,210

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6656
Mkt/sale :
Assmt/sale: 1.1659

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.360	7,500	2,700		2,700	1,890
Residual		15,682					
		1.280 acres		Total land value		137,700	96,390

Residential Dwelling Information

Subject	Code	Description
Style	02	Cape
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	01	Plaster
Floors	01	Hardwood
Heating System	01	Hot Water
Fuel	01	Oil
Attic	01	Fully Finished
Grade	33	C+
Garage	22	Attached 2 car
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	99	None
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.0

Total Rooms	7	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	1	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	972
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	2		

Actual Year Built: 1779

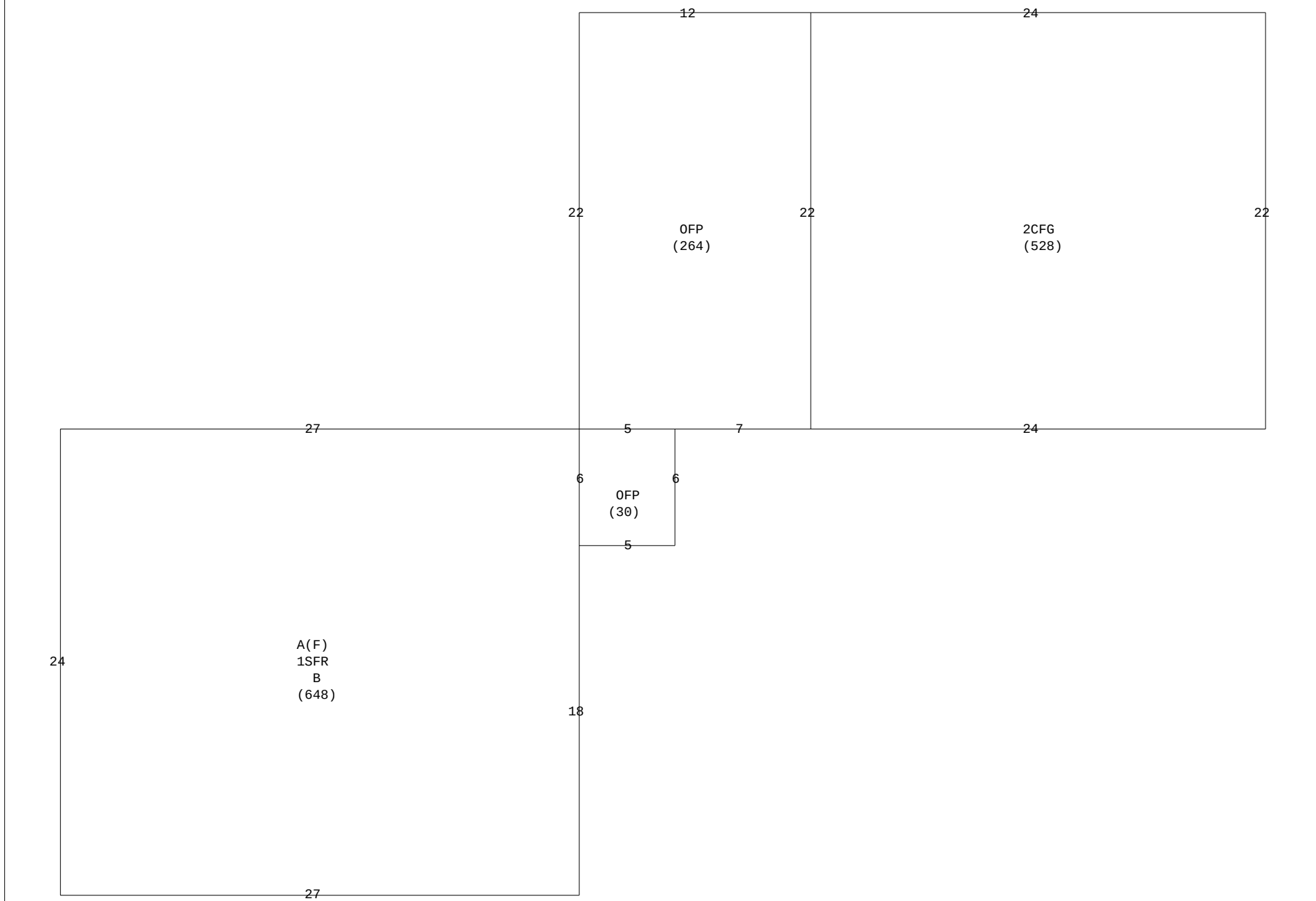
Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	648	131,770
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B Add'l fix. Wh/p Saunas		3,500
Attic	Fully Finished	Attic size: 648		21,466
Additions				41,226
Other Features	WB Stks			9,250
Sub-Total				207,212
Grade	C+	Factor 1.0800		223,789
CDU		C&D Factor 1.00		223,789
Depreciation		35 %		145,463
		Computed cost value @ 70%		101,824

Building additions

Category		Type		Area	Value
P	Porches, Patios, Decks	FOFF	Frame open first flo	264	16,084
P	Porches, Patios, Decks	FOFF	Frame open first flo	30	1,828
G	Garages	FR	Attached frame LE 65	528	23,314
			Total additions		41,226

Property at 00370 HUCKLEBERRY HILL RD | Prop ID 2810370 Card 01 | Scale: 1" = 6.94 feet



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