

Property at 00390 HUCKLEBERRY HILL RD

Prop ID 2810390

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Administrative Information

Owner name: KENNEDY BRIAN P AND
 Second name: DAYNA G
 Address: 390 HUCKLEBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810390 Neigh.: Zone: Vol: 273 Page: 967

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Feb-1993
Resident Land	.69	94,500				Sale price: 40,000
Resident Dwelling	1.00	201,010				Sale valid:
					Values	
Resident Excess	.10	500			Mkt value :	
					Cost value:	422,871
Summary			Utilities		Sales ratios	
Total assessments		296,010	Water	Connecticut	Cost/sale :	10.5718
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		296,010	Gas	None	Assmt/sale:	7.4003

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	.095	7,500	713			713	499
Residual		4,138						
							.785 acres	
							Total land value	
							135,713	
							94,999	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1993	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				988	261,950
Basement	Full						
Heating	Yes	A/C Yes					7,540
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas			11,000
Attic	None	Attic size:					
Additions							120,471
Other Features	Mason Trim WB Stks						8,105
Sub-Total							409,066
Grade	C+	Factor 1.0800					441,791
CDU		C&D Factor 1.00					441,791
Depreciation		35 %					287,164
Computed cost value @ 70%							201,015

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	76	6,960
L Living Area	AIR Air conditioning	76	231
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	BSMT Basement addition	496	9,140
L Living Area	FRFF Frame first floor	496	56,783
G Garages	FR Attached frame LE 65	608	26,435
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	FOFF Frame open first flo	182	11,089
Total additions			120,471

