

Property at 00406 HUCKLEBERRY HILL RD

Prop ID 2810406

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Administrative Information

Owner name: WASHBURN PHILIP G W AND
 Second name: HERMAN KELLEY E
 Address: 406 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810406 Neigh.: Zone: R30 Vol: 769 Page: 362

Assessments

Assmt category	Qty	Amount
Resident Land	.75	94,500
Resident Dwelling	1.00	131,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Dec-2021
 Sale price: 308,550
 Sale valid:

Values

Mkt value :
 Cost value: 322,743

Summary

Total assessments	225,920
Total exemptions	
Net assessment	225,920

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0460
 Mkt/sale :
 Assmt/sale: .7322

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.750	135,000	135,000			135,000	94,500
Primary Site		32,670						

.750 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	04	Colonial			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars 2
Interior Walls	01	Plaster	Bedrooms	4	Unfinished area
Floors	01	Hardwood	Family Rooms	1	Dormer linear f
Heating System	01	Hot Water	Full Baths	1	Masonry trim sf
Fuel	01	Oil	Half Baths	1	Finish bsmt sz
Attic	99	None	Addn'l fixtures		Rec Room Size
Grade	33	C+	Whirlpools		Living area 1,720
Garage	12	Basement 2 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	01	Unfinished	W/B openings	1	
Air Condition	99	None			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1956		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	736	212,740
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					39,459
Other Features		WB Stks		Bsmt Gar	11,750
Sub-Total					267,449
Grade	C+		Factor 1.0800		288,845
CDU			C&D Factor 1.00		288,845
Depreciation			35 %		187,749
Computed cost value @ 70%					131,424

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
P Porches, Patios, Decks	DECK Wood deck	240	6,358

Total additions 39,459

