

Property at 00424 HUCKLEBERRY HILL RD

Prop ID 2810424

Printed 06-Feb-2024 2:39 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MIKAN JAMETH A AND  
 Second name: MARTINEZ-CARRILLO RAQUEL  
 Address: 424 HUCKLEBERRY HILL ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 2810424 Neigh.: Zone: R30 Vol: 744 Page: 1011

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .78  | 94,500  |
| Resident Dwelling | 1.00 | 154,190 |

## Exemptions

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

## Last sale

Sale date: 19-Aug-2020  
 Sale price: 335,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 355,271

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 248,690 |
| Total exemptions  |         |
| Net assessment    | 248,690 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.0605  
 Mkt/sale :  
 Assmt/sale: .7424

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .778       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 33,890     |         |         |      |      |         |           |

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

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 02   | Cape             |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 1 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 01   | Fully Finished   | Addtn'l fixtures        |   |
| Grade          | 30   | C                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              |   |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |   |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             |                         |   |
|                |      |                  | Actual Year Built: 1946 |   |

## Building Valuation Summary

| Dwelling       | Frame          | 1 story w/bsmt | Area            | 172,830     |
|----------------|----------------|----------------|-----------------|-------------|
| Basement       | Full           |                | 960             |             |
| Heating        | Yes            | A/C Yes        |                 | 4,980       |
| Plumbing       | 1 F/B          | 1 H/B          | Add'l fix.      | Wh/p Saunas |
| Attic          | Fully Finished |                | Attic size: 960 | 27,982      |
| Additions      |                |                |                 | 129,578     |
| Other Features |                |                |                 |             |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 338,870       |
| Grade        | C                         | Factor 1.0000 |
| CDU          | C&D Factor 1.00           | 338,870       |
| Depreciation | 35 %                      | 220,266       |
|              | Computed cost value @ 70% | 154,186       |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| G Garages                | FR Attached frame LE 65 | 580  | 25,343 |
| L Living Area            | FRFF Frame first floor  | 476  | 54,493 |
| L Living Area            | FRUF Frame upper full   | 476  | 39,855 |
| P Porches, Patios, Decks | DECK Wood deck          | 264  | 6,993  |
| L Living Area            | AIR Air conditioning    | 952  | 2,894  |

Total additions 129,578

