

Property at 00425 HUCKLEBERRY HILL RD

Prop ID 2810425

Printed 18-Oct-2024 12:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COLOSI THOMAS V & BETH M
 Second name:
 Address: 425 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810425 Neigh.: Zone: R30 Vol: 680 Page: 607

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Mar-2003
Resident Land	.69	94,500			Sale price: 309,500
Resident Outbldg	1.00	13,510			Sale valid:
Resident Dwelling	1.00	121,880			

Values

Resident Excess	.14	720	Mkt value :	
			Cost value:	329,443

Summary

Total assessments	230,610	Water	Connecticut	Cost/sale :	1.0644
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	230,610	Gas	None	Assmt/sale:	.7451

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	.137	7,500	1,028		1,028	720
Residual		5,968					

.827 acres

Total land value

136,028

95,220

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,080	188,620
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	Fully Finished	Attic size: 1,080			30,488
Additions					27,847
Other Features		RR			15,415

Sub-Total					267,870
Grade	C	Factor 1.0000			267,870
CDU		C&D Factor 1.00			267,870
Depreciation		35 %			174,116
		Computed cost value @ 70%			121,881

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	54	5,150
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	DECK Wood deck	294	7,788
P Porches, Patios, Decks	BPAT Brick/flagstone pati	152	3,466

Total additions 27,847

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	02	Wood Shingles	
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	07	Hardwood/Carpeti	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	07	Propane Gas	Family Rooms
Attic	01	Fully Finished	Full Baths 2
Grade	30	C	Masonry trim sf
Garage	32	Detached 2 car	Half Baths
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addtn'l fixtures 1
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size 700
Air Condition	99	None	Whirlpools
Interior Cond	05	Good	Living area 1,620
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1942

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG2 Brick/Stone	22	24	528	73.15		C	38,623	50	19,300
Detached Garage									

Value at 70% 13,510

Value at 100% 19,300

