

Property at 00430 HUCKLEBERRY HILL RD

Prop ID 2810430

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Administrative Information

Owner name: GARCIA ROSARIO R & RICHARD
Second name:
Address: 430 HUCKLEBERRY HILL RD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2810430 Neigh.: Zone: R30 Vol: 807 Page: 1060

Assessments

Assmt category	Qty	Amount
Resident Land	.51	94,500
Resident Dwelling	1.00	122,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-2025
Sale price: 412,500
Sale valid:

Values

Mkt value :
Cost value: 310,543

Summary

Total assessments	217,380
Total exemptions	
Net assessment	217,380

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7528
Mkt/sale :
Assmt/sale: .5270

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.510	135,000	135,000			135,000	94,500
Primary Site		22,216						

.510 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	7
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	1
Attic	01	Fully Finished	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	21	Attached 1 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1951	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	768	147,560
Basement	Full			
Heating	Yes	A/C Yes		4,270
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Fully Finished	Attic size: 768		23,972
Additions				87,511
Other Features	WB Stks			6,750

Sub-Total		270,063
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	270,063
Depreciation	35 %	175,541
	Computed cost value @ 70%	122,879

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	310	35,489
G Garages	FR Attached frame LE 65	280	13,638
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	310	942
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
P Porches, Patios, Decks	BPAT Brick/flagstone pati	196	4,470
G Garages	CRPT Open carport	168	2,848

Total additions 87,511

