

Property at 00433 HUCKLEBERRY HILL RD

Prop ID 2810433

Printed 10-May-2024 9:19 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FARMER BRYAN C &
 Second name: MEREDITH H
 Address: 433 HUCKLEBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810433 Neigh.: Zone: R30 Vol: 792 Page: 993

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,610	334,330
Basement	Full			
Heating	Yes	A/C Yes		9,560
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas 11,500
Attic	None	Attic size:		
Additions				61,773
Other Features		WB Stks		6,750
Sub-Total				423,913
Grade	B	Factor 1.2600		534,130
CDU		C&D Factor 1.00		534,130
Depreciation		35 %		347,185
Computed cost value @ 70%				243,030

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Nov-1992
Resident Land	.69	94,500				Sale price: 297,715
Resident Outbldg	2.00	12,670				Sale valid:
Resident Dwelling	1.00	243,030				Values
Resident Excess	.89	4,650				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		354,850	Water	None	Cost/sale :	1.7027
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		354,850	Gas	None	Assmt/sale:	1.1919

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	.886	7,500	6,645			6,645	4,652
Residual		38,594						
1.576 acres				Total land value			141,645	99,152

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	60	5,495
L Living Area	AIR Air conditioning	60	182
L Living Area	BSMT Basement addition	18	332
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	AIR Air conditioning	18	55
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRUF Frame upper full	154	12,894
P Porches, Patios, Decks	BPAT Brick/flagstone pati	510	11,630
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874

Total additions 61,773

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	2,814
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	
			W/B openings	
			Actual Year Built: 1993	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	21	22	462	55.95	2007	B	32,570	50	16,300
Block Detach Garage									
RS1 Frame	10	12	120	30.00	2007	C	3,600	50	1,800
Utility Shed									
Value at 70%		12,670	Value at 100%		18,100				

