

Property at 00437 HUCKLEBERRY HILL RD

Prop ID 2810437

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Administrative Information

Owner name: KING SCOTT & SUSAN
 Second name:
 Address: 437 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810437 Neigh.: Zone: R30 Vol: 622 Page: 1025

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Apr-2011
Resident Land	.69	94,500				Sale price: 380,000
Resident Outbldg	1.00	13,300				Sale valid:
Resident Dwelling	1.00	204,050				Values
Resident Excess	.14	750				Mkt value :
						Cost value: 446,571
Summary			Utilities		Sales ratios	
Total assessments		312,600	Water	None	Cost/sale :	1.1752
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		312,600	Gas	None	Assmt/sale:	.8226

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	.142	7,500	1,065			1,065	746
Residual		6,186						
.832 acres			Total land value				136,065	95,246

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	572
Interior Cond	05	Good	Living area	2,364
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,100	283,820
Heating	Yes	A/C Yes		8,150
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:	Saunas	
Additions				60,236
Other Features		WB Stks	RR	21,085
Sub-Total				383,291
Grade	B-	Factor 1.1700		448,450
CDU		C&D Factor 1.00		448,450
Depreciation		35 %		291,493
Computed cost value @ 70%				204,045

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	553	24,289
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327
L Living Area	AIR Air conditioning	72	219
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	AIR Air conditioning	92	280
P Porches, Patios, Decks	DECK Wood deck	254	6,728
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723

Total additions 60,236

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05	1997	C	37,914	50	19,000
Value at 70%	13,300		Value at 100%				19,000		

