

Property at 00445 HUCKLEBERRY HILL RD

Prop ID 2810445

Printed 06-Feb-2024 2:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CIGNARALE NANCY
 Second name:
 Address: 445 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810445 Neigh.: Zone: R30 Vol: 704 Page: 073

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	85,050			Sale date: 16-Nov-2016
Resident Dwelling	1.00	139,770			Sale price: 80,000
Resident Outbldg	2.00	3,080			Sale valid: 08

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.69	1,810			Mkt value : Cost value: 328,157

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	229,710	Water Connecticut	Cost/sale : 4.1020
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	229,710	Gas None	Assmt/sale: 2.8714

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000	.10	121,500	85,050
Primary Site		40,075					
RES	12	.690	7,500	5,175	.50	2,588	1,812
Residual		30,056					

1.610 acres Total land value 124,088 86,862

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1947

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	Value
Basement	Full		540	117,560
Heating	Yes	A/C Yes		3,420
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	5,500
Attic	None	Attic size:		
Additions				168,952
Other Features	WB Stks	Bsmt Gar		11,750

Sub-Total	Value
Grade C	307,182
CDU	307,182
Depreciation	199,668
Computed cost value @ 70%	139,768

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	425	48,654
L Living Area	FRUH Frame upper half	425	21,733
L Living Area	BSMT Basement addition	425	7,832
P Porches, Patios, Decks	FEFF Frame enclosed first	50	4,768
P Porches, Patios, Decks	FEFF Frame enclosed first	60	5,722
L Living Area	AIR Air conditioning	425	1,292
L Living Area	AIR Air conditioning	212	644
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
L Living Area	AIR Air conditioning	576	1,751

Total additions 168,952

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2003	C	5,760	50	2,900
Utility Shed									
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									

Value at 70% 3,080

Value at 100% 4,400

Scale: 1" = 7.54 feet