

Property at 00452 HUCKLEBERRY HILL RD

Prop ID 2810452

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

Administrative Information

Owner name: ROCK ANNE S
 Second name:
 Address: 452 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810452 Neigh.: Zone: R30 Vol: 740 Page: 017

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Sep-1986
Resident Land	.92	94,500				Sale price: 184,000
Resident Dwelling	1.00	145,770				Sale valid:
					Values	
Resident Excess	.20	1,050			Mkt value :	
					Cost value:	344,743
Summary			Utilities		Sales ratios	
Total assessments		241,320	Water	Connecticut	Cost/sale :	1.8736
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		241,320	Gas	None	Assmt/sale:	1.3115

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.200	7,500	1,500			1,500	1,050
Residual		8,712						
				1.120 acres	Total land value		136,500	95,550

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				744	186,860
Basement	Full						
Heating	Yes	A/C Yes					5,400
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							70,062
Other Features		M Stks					3,000
Sub-Total							273,822
Grade	B-	Factor 1.1700					320,372
CDU		C&D Factor 1.00					320,372
Depreciation		35 %					208,242
Computed cost value @ 70%							145,769

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	529	23,353
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	BSMT Basement addition	322	5,934
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	AIR Air conditioning	322	979
L Living Area	AIR Air conditioning	31	94
Total additions			70,062

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	Garage cars 2
Interior Walls	02	Drywall	Bedrooms	Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2	Masonry trim sf
Fuel	01	Oil	Half Baths 1	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	37	B-	Whirlpools	Living area 1,469
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks 1	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	06	Ductless Split U	Actual Year Built: 1986	
Interior Cond	05	Good		
Exterior Cond	05	Good		

