

Property at 00460 HUCKLEBERRY HILL RD

Prop ID 2810460

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Administrative Information

Owner name: WELCH ROBERT W AND
Second name: KATRINA L
Address: 460 HUCKLEBERRY HILL RD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2810460 Neigh.: Zone: R30 Vol: 306 Page: 0322

Assessments

Assmt category	Qty	Amount
Resident Land	.90	94,500
Resident Dwelling	1.00	249,440
Resident Outbldg	1.00	1,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-May-1995
Sale price: 205,000
Sale valid: Y

Values

Mkt value :
Cost value: 493,543

Summary

Total assessments	345,480
Total exemptions	
Net assessment	345,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.4075
Mkt/sale :
Assmt/sale: 1.6853

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.900	135,000	135,000			135,000	94,500
Primary Site		39,204						

.900 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum 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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1942	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	386,140
Basement	Full		2,581	
Heating	Yes	A/C Yes		11,000
Plumbing	1 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				45,920
Other Features		WB Stks		18,500

Sub-Total			468,560
Grade	B-	Factor 1.1700	548,215
CDU		C&D Factor 1.00	548,215
Depreciation		35 %	356,340
		Computed cost value @ 70%	249,438

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	509	13,483
G Garages	FRL Attached frame GT 65	724	32,437

Total additions 45,920

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	12	12	144	30.00		C	4,320	50	2,200
Value at 70%			1,540				Value at 100%		2,200

