

Property at 00474 HUCKLEBERRY HILL RD

Prop ID 2810474

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Administrative Information

Owner name: GREEN JOHN S AND KAREN B
 Second name:
 Address: 474 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810474 Neigh.: Zone: R30 Vol: 050 Page: 0454

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 12-Mar-1965
Resident Land	.92	94,500	AAA Veteran	1,000	Sale price:
Resident Outbldg	1.00	2,800	CAB Add Vet	500	Sale valid:
Resident Dwelling	1.00	187,320	DAC Veteran	10,000	Values

Resident Excess	1.53	8,030		Mkt value :	
				Cost value:	418,071

Summary

Total assessments	292,650	Water	Connecticut	Cost/sale :	
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	281,150	Gas	None	Assmt/sale:	

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	1.530	7,500	11,475		11,475	8,033
Residual		66,647					

2.450 acres Total land value 146,475 102,533

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	01	Plaster	Bedrooms 4
Floors	01	Hardwood	Family Rooms 38
Heating System	02	Forced Hot Air	Full Baths 3
Fuel	01	Oil	Half Baths
Attic	99	None	Addtn'l fixtures
Grade	30	C	Whirlpools 1
Garage	12	Basement 2 car	Saunas
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1946

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	783	193,500
Basement	Full			
Heating	Yes	A/C Yes		5,590
Plumbing	3 F/B	H/B Add'l fix. 1 Wh/p	Saunas	12,500
Attic	None	Attic size:		
Additions				185,859
Other Features	WB Stks	Bsmt Gar		14,250
Sub-Total				411,699
Grade	C	Factor 1.0000		411,699
CDU		C&D Factor 1.00		411,699
Depreciation		35 %		267,604
		Computed cost value @ 70%		187,323

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	556	12,679
L Living Area	FRFF Frame first floor	542	62,049
L Living Area	BSMT Basement addition	542	9,988
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	542	1,648
L Living Area	AIR Air conditioning	320	973
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRUF Frame upper full	120	10,048
L Living Area	BSMT Basement addition	240	4,423
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	120	365
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	AIR Air conditioning	150	456

Total additions 185,859

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	22	264	30.00		C	7,920	50	4,000
Utility Shed									
Value at 70%			2,800				Value at 100%		4,000

