

Property at 00479 HUCKLEBERRY HILL RD

Prop ID 2810479

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Administrative Information

Owner name: WOODS JASON CHRISTOPHER &
Second name: WOODS HEATHER R
Address: 479 HUCKLEBERRY HILL RD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2810479 Neigh.: Zone: R30 Vol: 793 Page: 542

Assessments

Assmt category	Qty	Amount
Resident Land	.69	70,880
Resident Dwelling	1.00	206,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-May-2024
Sale price: 595,000
Sale valid:

Values

Resident Excess	1.77	9,290

Mkt value :
Cost value: 410,014

Summary

Total assessments	287,010
Total exemptions	
Net assessment	287,010

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6891
Mkt/sale :
Assmt/sale: .4824

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000	T0	.25	101,250	70,875
Primary Site		30,056			Topography			
RES	12	1.769	7,500	13,268			13,268	9,288
Residual		77,058						

2.459 acres

Total land value

114,518

80,163

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	248,100
Basement	Full with walk		1,532	
Heating	Yes	A/C Yes		7,100
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	19,500
Attic	None	Attic size:	1 Saunas	
Additions				32,024
Other Features		M Stks RR		35,279

Sub-Total			342,003
Grade	C+	Factor 1.0800	369,363
CDU		C&D Factor 1.00	369,363
Depreciation		20 %	295,490
		Computed cost value @ 70%	206,843

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	572	25,031
P Porches, Patios, Decks	DECK Wood deck	264	6,993

Total additions 32,024

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 4 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 1 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 2 Rec Room Size 1,288
Grade	33	C+	Whirlpools 1 Living area 1,532
Garage	22	Attached 2 car	Saunas 1 # Living Units 1
Area Over Gar.	99	None	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2006

