

Property at 00493 HUCKLEBERRY HILL RD

Prop ID 2810493

Printed 06-Sep-2024 2:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOYETTE AUTUMN C
Second name:
Address: 493 HUCKLEBERRY HILL RD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2810493 Neigh.: Zone: R30 Vol: 796 Page: 591

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	117,370

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Aug-2024
Sale price: 330,000
Sale valid:

Values

Resident Excess		
.74	3,890	

Mkt value :
Cost value: 308,229

Summary

Total assessments	215,760
Total exemptions	
Net assessment	215,760

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9340
Mkt/sale :
Assmt/sale: .6538

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	.740	7,500	5,550			5,550	3,885
Residual		32,234						

1.660 acres

Total land value

140,550

98,385

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,352	224,420
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				21,785
Other Features		WB Stks		6,750

Sub-Total			257,955
Grade	C	Factor 1.0000	257,955
CDU		C&D Factor 1.00	257,955
Depreciation		35 %	167,671
		Computed cost value @ 70%	117,370

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	347	9,192
L Living Area	FRFF Frame first floor	110	12,593

Total additions 21,785

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	02	Drywall	Garage cars
Floors	01	Hardwood	Bedrooms 2
Heating System	05	Electric B/B	Unfinished area
Fuel	03	Electric	Dormer linear f
Attic	99	None	Full Baths 2
Grade	30	C	Masonry trim sf
Garage	99	None	Half Baths
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addn'l fixtures
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	99	None	Living area 1,352
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1965

