

Property at 00499 HUCKLEBERRY HILL RD

Prop ID 2810499

Printed 06-Feb-2024 2:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCINTOSH LORRAINE
Second name:
Address: 499 HUCKLEBERRY HILL RD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2810499 Neigh.: Zone: R30 Vol: 755 Page: 920

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	117,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Feb-2021
Sale price: 317,000
Sale valid:

Values

Resident Excess	.36	1,890

Summary

Total assessments	214,000
Total exemptions	
Net assessment	214,000

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9644
Mkt/sale :
Assmt/sale: .6751

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						

1.280 acres

Total land value

137,700

96,390

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	01	Plaster	Garage cars 1
Floors	01	Hardwood	Bedrooms 2
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Half Baths
Grade	30	C	Addtn'l fixtures
Garage	11	Basement 1 car	Whirlpools
Area Over Gar.	99	None	Saunas
Basement	01	Full	M/F stacks
Bsmt Fin Qual	99	None	W/B stacks 1
Air Condition	01	Central Air	W/B openings 1
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1948

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,312	219,150
Basement	Full			
Heating	Yes	A/C Yes		6,290
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				17,801
Other Features	WB Stks	Bsmt Gar		10,250

Sub-Total		258,491
Grade C	Factor 1.0000	258,491
CDU	C&D Factor 1.00	258,491
Depreciation	35 %	168,019
	Computed cost value @ 70%	117,613

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CNPY Canopy	200	4,238
P Porches, Patios, Decks	DECK Wood deck	512	13,563

Total additions 17,801

