

Property at 00510 HUCKLEBERRY HILL RD

Prop ID 2810510

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Administrative Information

Owner name: MCCLELLAN KATHLEEN
 Second name:
 Address: 510 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810510 Neigh.: Zone: R30 Vol: 672 Page: 311

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Aug-2002
Resident Land	.92	94,500				Sale price: 256,000
Resident Dwelling	1.00	121,910				Sale valid:
Resident Outbldg	1.00	9,450				Values
						Mkt value :
Resident Excess	.13	680				Cost value: 323,629
Summary			Utilities		Sales ratios	
Total assessments		226,540	Water	Connecticut	Cost/sale :	1.2642
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		226,540	Gas	None	Assmt/sale:	.8849

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	.130	7,500	975			975	683
Residual		5,663						
1.050 acres		Total land value		135,975	95,183			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1920	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				780	221,330
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas			
Attic	None	Attic size:					
Additions							26,750
Other Features							
Sub-Total							248,080
Grade	C+	Factor 1.0800					267,926
CDU		C&D Factor 1.00					267,926
Depreciation		35 %					174,152
		Computed cost value @ 70%					121,906

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	270	16,450
P Porches, Patios, Decks	FEFF Frame enclosed first	98	9,345
P Porches, Patios, Decks	CPAT Concrete patio	112	955
Total additions			26,750

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
Value at 70%			9,450				Value at 100%		13,500

