

Property at 00526 HUCKLEBERRY HILL RD

Prop ID 2810526

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Administrative Information

Owner name: SIDOR NICOLE & SUCHIN GREGORY
 Second name:
 Address: 526 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810526 Neigh.: Zone: R30 Vol: 799 Page: 855

Assessments

Assmt category	Qty	Amount
Resident Land	.79	94,500
Resident Dwelling	1.00	160,510
Resident Outbldg	1.00	980

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 31-Dec-2024
 Sale price: 480,000
 Sale valid:

Values

Mkt value :
 Cost value: 365,700

Summary

Total assessments	255,990
Total exemptions	
Net assessment	255,990

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7619
 Mkt/sale :
 Assmt/sale: .5333

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.790	135,000	135,000			135,000	94,500
Primary Site		34,412						

.790 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	12	Contemporary Cap		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	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	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,300	281,540
Basement	Full with walk				
Heating	Yes	A/C Yes			8,070
Plumbing	3 F/B	H/B Add'l fix. 1 Wh/p	Saunas		12,500
Attic	None	Attic size:			
Additions					29,130
Other Features	WB Stks	RR	Bsmt Gar		21,524
Sub-Total					352,764
Grade	C	Factor 1.0000			352,764
CDU		C&D Factor 1.00			352,764
Depreciation		35 %			229,297
Computed cost value @ 70%					160,508

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	312	8,265
L Living Area	FRFF Frame first floor	92	10,532
P Porches, Patios, Decks	F0FF Frame open first flo	165	10,053
L Living Area	AIR Air conditioning	92	280

Total additions 29,130

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2002	C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			
						1,400			

