

Property at 00535 HUCKLEBERRY HILL RD

Prop ID 2810535

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Administrative Information

Owner name: SINCLAIR BARBARA A & STEPHEN M
 Second name:
 Address: 535 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810535 Neigh.: Zone: R30 Vol: 761 Page: 609

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Jun-2021
Resident Land	.92	94,500				Sale price: 445,000
Resident Dwelling	1.00	172,250				Sale valid:
					Values	
Resident Excess	1.39	3,650			Mkt value :	
					Cost value: 386,286	
Summary			Utilities		Sales ratios	
Total assessments		270,400	Water	Connecticut	Cost/sale :	.8681
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		270,400	Gas	None	Assmt/sale:	.6076

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	1.390	7,500	10,425	.50		5,213	3,649
Residual		60,548						
2.310 acres				Total land value		140,213	98,149	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
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	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1914	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,008	265,860
Basement	Partial > half				-2,260
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	500
Attic	None	Attic size:			
Additions					79,674
Other Features		WB Stks			6,750
Sub-Total					350,524
Grade	C+	Factor 1.0800			378,566
CDU		C&D Factor 1.00			378,566
Depreciation		35 %			246,068
Computed cost value @ 70%					172,248

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	OVER Frame Overhang	12	1,099
Total additions			79,674

