

Property at 00540 HUCKLEBERRY HILL RD

Prop ID 2810540

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Administrative Information

Owner name: GREGRICH SABRENA
 Second name:
 Address: 540 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810540 Neigh.: Zone: R30 Vol: 605 Page: 1062

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	321,160
Resident Outbldg	2.00	25,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-May-2010
 Sale price: 490,000
 Sale valid:

Values

Mkt value :
 Cost value: 633,471

Summary

Total assessments	443,430
Total exemptions	
Net assessment	443,430

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2928
 Mkt/sale :
 Assmt/sale: .9050

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	.370	7,500	2,775			2,775	1,943
Residual		16,117						

1.290 acres

Total land value

137,775

96,443

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	1
Garage	13	Basement 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,194
Basement	Full		263,490
Heating	Yes	A/C Yes	7,560
Plumbing	4 F/B	H/B 2 Add'l fix. 1 Wh/p	18,500
Attic	None	Attic size:	
Additions			254,388
Other Features	WB Stks M Stks	Bsmt Gar	16,250
Sub-Total			560,188
Grade	B	Factor 1.2600	705,837
CDU		C&D Factor 1.00	705,837
Depreciation		35 %	458,794
		Computed cost value @ 70%	321,156

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	853	97,652
L Living Area	FRUF Frame upper full	853	71,422
L Living Area	BSMT Basement addition	853	15,719
L Living Area	AIR Air conditioning	853	2,593
P Porches, Patios, Decks	DECK Wood deck	1,243	32,927
L Living Area	AIR Air conditioning	853	2,593
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	BSMT Basement addition	108	1,990
L Living Area	AIR Air conditioning	108	328
P Porches, Patios, Decks	DECK Wood deck	182	4,821
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	BPAT Brick/flagstone pati	247	5,633
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950

Total additions 254,388

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame			573	30.00		C	17,190	50	8,600
Utility Shed									
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
Value at 70%			25,830				Value at 100%		36,900

