

Property at 00544 HUCKLEBERRY HILL RD

Prop ID 2810544

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Administrative Information

Owner name: OBRIEN JENNIFER THOMAS
 Second name:
 Address: 544 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2810544 Neigh.: Zone: R30 Vol: 693 Page: 993

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Outbldg	3.00	7,630
Resident Dwelling	1.00	233,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Jan-2011
 Sale price: 361,000
 Sale valid: 14

Values

Mkt value :
 Cost value: 483,429

Summary

Total assessments	338,400
Total exemptions	
Net assessment	338,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3391
 Mkt/sale :
 Assmt/sale: .9374

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	1.800	7,500	13,500	.75		3,375	2,363
Residual		78,408						

2.720 acres

Total land value

138,375

96,863

Residential Dwelling Information

Subject Code Description

Condominium

Style	06	Contemporary	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	40	B	
Garage	11	Basement 1 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	

Actual Year Built: 1985

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	254,920
Basement	Full with walk		952	
Heating	Yes	A/C Yes		7,340
Plumbing	3 F/B	H/B 2 Add'l fix.	1 Wh/p	13,500
Attic	None	Attic size:		
Additions				228,855
Other Features	WB Stks	RR	Bsmt Gar	25,781
Sub-Total				530,396
Grade	B	Factor 1.2600		668,299
CDU		C&D Factor 1.00		668,299
Depreciation		50 %		334,150
		Computed cost value @ 70%		233,905

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	530	60,675
L Living Area	BSMT Basement addition	530	9,767
L Living Area	AIR Air conditioning	530	1,611
L Living Area	FRFF Frame first floor	913	104,521
L Living Area	BSMT Basement addition	913	16,825
L Living Area	AIR Air conditioning	913	2,776
L Living Area	FRFF Frame first floor	170	19,462
P Porches, Patios, Decks	DECK Wood deck	307	8,132
P Porches, Patios, Decks	DECK Wood deck	192	5,086

Total additions 228,855

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	24	480	55.95		C	26,856	75	6,700
Block Detach Garage									
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	95	2,800
Value at 70%			7,630				Value at 100%		10,900

