

Property at 00550 HUCKLEBERRY HILL RD

Prop ID 2810550

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## Administrative Information

Owner name: CHOWDHURY FIRDOUSI  
 Second name:  
 Address: 550 HUCKLEBERRY HILL RD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 028 Clerk map: 07 072  
 Lot: 2810550 Neigh.: Zone: R30 Vol: 802 Page: 1280

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 94,500  |
| Resident Outbldg  | 2.00 | 12,250  |
| Resident Dwelling | 1.00 | 252,440 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 31-Jul-2018  
 Sale price: 410,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 519,257

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 363,480 |
| Total exemptions  |         |
| Net assessment    | 363,480 |

## Utilities

|       | Connecticut |
|-------|-------------|
| Water |             |
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.2665  
 Mkt/sale :  
 Assmt/sale: .8865

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .690       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 30,056     |         |         |      |      |         |           |
| RES          | 12  | .817       | 7,500   | 6,128   |      |      | 6,128   | 4,290     |
| Residual     |     | 35,589     |         |         |      |      |         |           |

1.507 acres

Total land value

141,128

98,790

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 19   | Modern Colonial  |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 3 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 01   | Fully Finished   | Addtn'l fixtures        | 1 |
| Grade          | 37   | B-               | Whirlpools              | 1 |
| Garage         | 99   | None             | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            | 1 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1999 |   |

## Building Valuation Summary

|                |                |                           | Area   |         |
|----------------|----------------|---------------------------|--------|---------|
| Dwelling       | Frame          | 2 story w/bsmt            | 897    | 244,180 |
| Basement       | Full           |                           |        |         |
| Heating        | Yes            | A/C Yes                   |        | 7,030   |
| Plumbing       | 3 F/B          | 1 H/B 1 Add'l fix.        | 1 Wh/p | Saunas  |
| Attic          | Fully Finished | Attic size: 261           |        | 13,384  |
| Additions      |                |                           |        | 134,942 |
| Other Features | WB Stks        | RR                        |        | 24,293  |
| Sub-Total      |                |                           |        | 440,329 |
| Grade          | B-             | Factor 1.1700             |        | 515,185 |
| CDU            |                | C&D Factor 1.00           |        | 515,185 |
| Depreciation   |                | 30 %                      |        | 360,630 |
|                |                | Computed cost value @ 70% |        | 252,441 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 612  | 70,062 |
| L Living Area            | BSMT Basement addition    | 612  | 11,278 |
| L Living Area            | AIR Air conditioning      | 612  | 1,860  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 286  | 6,522  |
| P Porches, Patios, Decks | DECK Wood deck            | 196  | 5,192  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 657  | 40,028 |

Total additions 134,942

## Outbuilding Information

| Description         | Wid | Len | Area   | Rate  | Year | Cnd | RCN    | Depr          | Value  |
|---------------------|-----|-----|--------|-------|------|-----|--------|---------------|--------|
| RS1 Frame           | 8   | 12  | 96     | 30.00 | 2010 | C   | 2,880  | 50            | 1,400  |
| Utility Shed        |     |     |        |       |      |     |        |               |        |
| RG1 Frame or Con    | 24  | 24  | 576    | 55.95 | 2018 | C   | 32,227 | 50            | 16,100 |
| Block Detach Garage |     |     |        |       |      |     |        |               |        |
| Value at 70%        |     |     | 12,250 |       |      |     |        | Value at 100% | 17,500 |

