

Property at 00552 HUCKLEBERRY HILL RD

Prop ID 2810552

Printed 06-Feb-2024 2:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WESTERBERG ERIC E
 Second name:
 Address: 552 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 07 072
 Lot: 2810552 Neigh.: Zone: R30 Vol: 710 Page: 1208

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	309,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jul-2017
 Sale price: 515,000
 Sale valid:

Values

Mkt value :
 Cost value: 578,629

Summary

Total assessments	405,040
Total exemptions	
Net assessment	405,040

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1236
 Mkt/sale :
 Assmt/sale: .7865

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	.168	7,500	1,260			1,260	882
Residual		7,318						

.858 acres

Total land value

136,260

95,382

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	17	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,568
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2014				

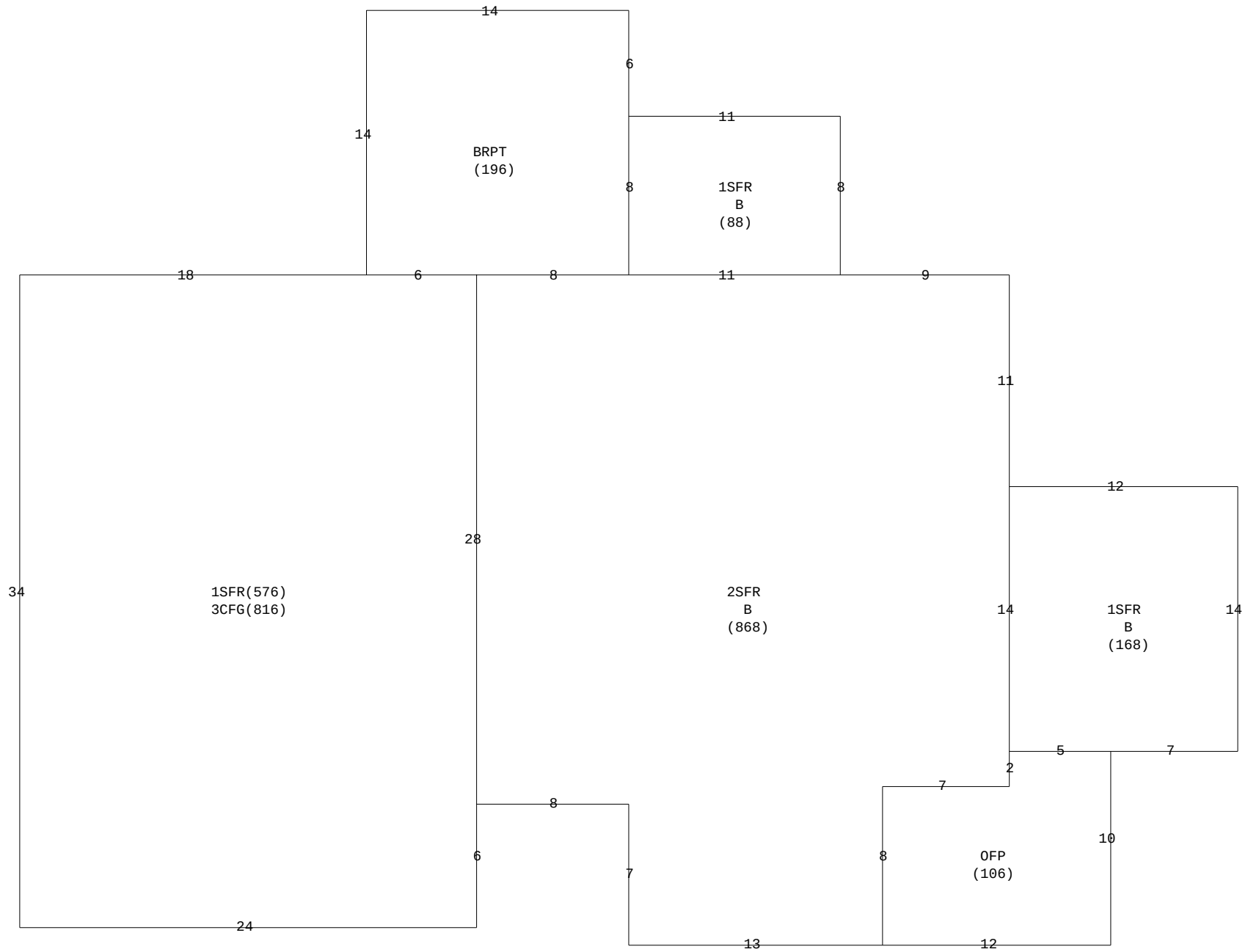
Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	868
Basement	Full		238,510
Heating	Yes	A/C Yes	6,870
Plumbing	3 F/B	1 H/B	2 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size:	14,500
Other Features		M Stks	122,624
			3,000
Sub-Total			385,504
Grade	B+	Factor 1.3500	520,430
CDU		C&D Factor 1.00	520,430
Depreciation		15 %	442,366
Computed cost value @ 70%			309,656

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	FOFF Frame open first flo	106	6,458
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
L Living Area	BSMT Basement addition	88	1,622
L Living Area	FRFF Frame first floor	88	10,074
L Living Area	AIR Air conditioning	88	268
P Porches, Patios, Decks	BPAT Brick/flagstone pati	196	4,470

Total additions 122,624



SPLIT FROM 550 HUCKLEBERRY HILL RD 10/07