

Property at 00560 HUCKLEBERRY HILL RD

Prop ID 2810560

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Administrative Information

Owner name: MACKEY JAMES
 Second name:
 Address: 560 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810560 Neigh.: Zone: R30 Vol: 703 Page: 786

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Outbldg	2.00	15,610
Resident Dwelling	1.00	186,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Nov-2016
 Sale price: 362,500
 Sale valid:

Values

Mkt value :
 Cost value: 437,971

Summary

Total assessments	306,580
Total exemptions	
Net assessment	306,580

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2082
 Mkt/sale :
 Assmt/sale: .8457

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	1.810	7,500	13,575			13,575	9,503
Residual		78,844						

2.730 acres

Total land value

148,575

104,003

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	184,610
Basement	Full		592	
Heating	Yes	A/C Yes		5,350
Plumbing	2 F/B	1 H/B Add'l fix.	1 Wh/p	11,000
Attic	None	Attic size:		
Additions				166,030
Other Features		WB Stks		13,500

Sub-Total		380,490
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		186,973

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	170	10,357
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	FRFF Frame first floor	588	67,315
L Living Area	FRUF Frame upper full	588	49,233
L Living Area	AIR Air conditioning	1,176	3,575
L Living Area	FRFF Frame first floor	180	20,607
P Porches, Patios, Decks	DECK Wood deck	348	9,219

Total additions 166,030

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	32	Detached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 2,590
			# Living Units
			M/F stacks
			W/B stacks
			W/B openings
			Actual Year Built: 1927

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	23	29	667	55.95		C	37,319	50	18,700
Block Detach Garage									
RS1 Frame	12	20	240	30.00	2006	C	7,200	50	3,600
Utility Shed									

Value at 70% 15,610

Value at 100% 22,300

