

Property at 00572 HUCKLEBERRY HILL RD

Prop ID 2810572

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Administrative Information

Owner name: MILLER BARRY & CINDY
 Second name:
 Address: 572 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810572 Neigh.: Zone: R30 Vol: 809 Page: 810

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Nov-2025
Resident Land	.92	94,500				Sale price: 686,000
Resident Dwelling	1.00	207,040				Sale valid:
Resident Outbldg	2.00	21,840				Values
Resident Excess	1.11	5,830				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	329,210		Water	Connecticut	Cost/sale :	.6856
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	329,210		Gas	None	Assmt/sale:	.4799

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	1.110	7,500	8,325			8,325	5,828
Residual		48,352						
2.030 acres				Total land value			143,325	100,328

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,484	312,870
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					76,402
Other Features	WB Stks	RR	Bsmt Gar		21,549
Sub-Total					421,321
Grade	C+	Factor 1.0800			455,027
CDU		C&D Factor 1.00			455,027
Depreciation		35 %			295,768
Computed cost value @ 70%					207,038

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	147	16,829
L Living Area	BSMT Basement addition	147	2,709
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	FRFF Frame first floor	96	10,990
P Porches, Patios, Decks	DECK Wood deck	660	17,483
L Living Area	FRFF Frame first floor	144	16,485

Total additions 76,402

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	24	480	30.00		C	14,400	50	7,200
Utility Shed									
RP1 Pool w/ Plastic Linr	18	38	648	74.05		C	47,984	50	24,000
Value at 70%					21,840	Value at 100%			
						31,200			

