

Property at 00585 HUCKLEBERRY HILL RD

Prop ID 2810585

Printed 06-Feb-2024 2:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TRUDEL SHAWN & SIERRA M
 Second name:
 Address: 585 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810585 Neigh.: Zone: R30 Vol: 748 Page: 769

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Oct-2020
Resident Land	.69	94,500			Sale price: 142,500
Resident Dwelling	1.00	277,960			Sale valid:
Resident Outbldg	1.00	9,450			

Values

Resident Excess	.25	1,310	Mkt value :	
			Cost value:	547,457

Summary

Summary		Utilities		Sales ratios	
Total assessments	383,220	Water	Connecticut	Cost/sale :	3.8418
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	383,220	Gas	None	Assmt/sale:	2.6893

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	.250	7,500	1,875		1,875	1,313
Residual		10,890					

.940 acres Total land value 136,875 95,813

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	2
Floors	02	Softwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	04	Fully finished w	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2022	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,368	226,520
Basement	Full with walk		
Heating	Yes A/C Yes		6,490
Plumbing	2 F/B 1 H/B 2 Add'l fix. Wh/p Saunas		9,500
Attic	Fully finished w/WH Attic size: 600		24,246
Additions			64,979
Other Features			

Sub-Total		331,735
Grade B	Factor 1.2600	417,986
CDU	C&D Factor 1.00	417,986
Depreciation	5 %	397,087
	Computed cost value @ 70%	277,961

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	BSMT Basement addition	170	3,133
L Living Area	FRFF Frame first floor	170	19,462
L Living Area	AIR Air conditioning	170	517
P Porches, Patios, Decks	DECK Wood deck	432	11,444
L Living Area	BSMT Basement addition	170	3,133
L Living Area	FRFF Frame first floor	170	19,462
L Living Area	AIR Air conditioning	170	517

Total additions 64,979

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
Value at 70%		9,450					Value at 100%		13,500

