

Property at 00589 HUCKLEBERRY HILL RD

Prop ID 2810589

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Administrative Information

Owner name: BRISCOE KYLE & ROSS
 Second name:
 Address: 589 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810589 Neigh.: Zone: R30 Vol: 815 Page: 125

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-May-2026
Resident Land	.69	94,500				Sale price: 1,050,000
Resident Dwelling	1.00	401,040				Sale valid:
					Values	
Resident Excess	.29	1,520			Mkt value :	
					Cost value:	710,086
Summary			Utilities		Sales ratios	
Total assessments		497,060	Water	None	Cost/sale :	.6763
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		497,060	Gas	None	Assmt/sale:	.4734

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	.290	7,500	2,175		2,175	1,523
Residual		12,632					
				.980 acres	Total land value	137,175	96,023

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,265	316,050
Basement	Full				
Heating	Yes	A/C Yes			9,060
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		16,500
Additions					179,114
Other Features		WB Stks	M Stks		9,750
Sub-Total					530,474
Grade	B+	Factor	1.3500		716,140
CDU		C&D Factor	1.00		716,140
Depreciation		20 %			572,912
Computed cost value @ 70%					401,038

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	808	36,200
G Garages	FSF Full-story fin o/gar	728	48,764
L Living Area	AIR Air conditioning	728	2,213
L Living Area	BSMT Basement addition	462	8,514
L Living Area	FRFF Frame first floor	462	52,890
L Living Area	AIR Air conditioning	462	1,404
P Porches, Patios, Decks	DECK Wood deck	482	12,768
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	12	1,374

Total additions 179,114

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	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	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,732
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2006				

