

Property at 00594 HUCKLEBERRY HILL RD

Prop ID 2810594

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Administrative Information

Owner name: DADONA MATTHEW AND
 Second name: JOHANSEN VICTORIA
 Address: 594 HUCKLEBERRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810594 Neigh.: Zone: R30 Vol: 644 Page: 1090

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jul-2008
Resident Land	.92	89,780				Sale price: 178,600
Resident Dwelling	1.00	179,280				Sale valid:
Resident Outbldg	1.00	4,060				Values
						Mkt value :
Resident Excess	2.73	13,620				Cost value: 409,629
Summary			Utilities		Sales ratios	
Total assessments		286,740	Water	Connecticut	Cost/sale :	2.2936
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		286,740	Gas	None	Assmt/sale:	1.6055

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000	AC	.05	128,250	89,775
Primary Site		40,075	Access					
RES	12	2.730	7,500	20,475		.05	19,451	13,616
Residual		118,919						
3.650 acres		Total land value		147,701			103,391	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	3
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1940	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,152
Basement	None		-5,140
Heating	Yes	A/C Yes	5,690
Plumbing	2 F/B	H/B 3 Add'l fix.	6,500
Attic	Fully finished w/WH	Attic size: 368	18,504
Additions			163,613
Other Features	WB Stks		6,750
Sub-Total			394,017
Grade	C	Factor 1.0000	394,017
CDU		C&D Factor 1.00	394,017
Depreciation		35 %	256,111
Computed cost value @ 70%			179,278

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	UATT Unfinished attic	624	10,924
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496
Total additions			163,613

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	24	384	30.00		C	11,520	50	5,800
Utility Shed									
Value at 70%		4,060	Value at 100%		5,800				

