

Property at 00595 HUCKLEBERRY HILL RD

Prop ID 2810595

Printed 06-Feb-2024 2:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TANGUAY MICHAEL JOSEPH &
 Second name: NICKERSON HEATHER
 Address: 595 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810595 Neigh.: Zone: R30 Vol: 750 Page: 532

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Nov-2020
Resident Land	.92	94,500				Sale price: 454,000
Resident Dwelling	1.00	217,530				Sale valid:
					Values	
Resident Excess	.49	2,570				Mkt value :
					Cost value: 449,429	
Summary			Utilities		Sales ratios	
Total assessments		314,600	Water	Connecticut	Cost/sale :	.9899
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		314,600	Gas	None	Assmt/sale:	.6930

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	.490	7,500	3,675			3,675	2,573
Residual		21,344						
				1.410 acres	Total land value		138,675	97,073

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,305	282,390
Basement	Full			
Heating	Yes	A/C Yes		8,090
Plumbing	2 F/B	2 H/B 1 Add'l fix.	Wh/p	12,500
Attic	None	Attic size:		
Additions				107,882
Other Features	WB Stks	RR		31,805
Sub-Total				442,667
Grade	C+	Factor 1.0800		478,080
CDU		C&D Factor 1.00		478,080
Depreciation		35 %		310,752
Computed cost value @ 70%				217,526

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	407	46,594
L Living Area	BSMT Basement addition	407	7,500
P Porches, Patios, Decks	FOFF Frame open first flo	104	6,336
G Garages	FR Attached frame LE 65	420	19,100
P Porches, Patios, Decks	FEFF Frame enclosed first	176	16,784
P Porches, Patios, Decks	DECK Wood deck	324	8,583
P Porches, Patios, Decks	DECK Wood deck	66	1,748
L Living Area	AIR Air conditioning	407	1,237

Total additions 107,882

