

Property at 00620 HUCKLEBERRY HILL RD

Prop ID 2810620

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Administrative Information

Owner name: BOMBARA JAMES R
 Second name:
 Address: 620 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810620 Neigh.: Zone: R30 Vol: 064 Page: 0478

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.78	94,500	AAA Veteran	1,000	Sale date: 26-Aug-1969
Resident Dwelling	1.00	114,990	CAB Add Vet	500	Sale price: 27,000
Resident Outbldg	3.00	33,600	DAC Veteran	10,000	Sale valid:

Values

Mkt value :
 Cost value: 347,271

Summary

Summary	Utilities	Sales ratios
Total assessments 243,090	Water Connecticut	Cost/sale : 12.8619
Total exemptions 11,500	Sewer Septic	Mkt/sale :
Net assessment 231,590	Gas None	Assmt/sale: 9.0033

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.780	135,000	135,000		135,000	94,500
Primary Site		33,977					

.780 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1890	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	146,340
Basement	Full		396	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				80,908
Other Features	WB Stks			6,750
Sub-Total				233,998
Grade	C+	Factor 1.0800		252,718
CDU		C&D Factor 1.00		252,718
Depreciation		35 %		164,267
		Computed cost value @ 70%		114,987

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	476	54,493
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	192	21,980
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
P Porches, Patios, Decks	BPAT Brick/flagstone pati	30	684

Total additions 80,908

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	22	550	55.95		C	30,773	50	15,400
Block Detach Garage									
BPT Brick Patio	20	14	280	21.10		C	5,908	50	3,000
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%			33,600				Value at 100%		48,000

