

Property at 00113 HUCKLEBERRY HILL RD

Prop ID 2810113

Printed 20-Feb-2010 2:01 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	CLOUTIER ALAN & TINA
Second name:	
Address:	113 HUCKLEBERRY HILL RD
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	648	148,830
Basement	Full		
Heating	Yes A/C No		
Plumbing	1 F/B 1 H/B Add'l fix. Wh/p Saunas		2,400
Attic	None Attic size:		
Additions			34,200
Other Features	WB Stks Unfin 3,500		5,000
Sub-Total			190,430
Grade	C+ Factor 1.0800		205,660
CDU	C&D Factor 1.00		205,660
Depreciation	30 %		143,960
Computed cost value @ 70%			100,770

Location Information		
Map: 010	Clerk map: 06 036	
Lot: 2810113	Neigh.: Zone: R15 Vol: 588 Page: 915	
Assessments	Exemptions	Last sale
Assmt category Qty Amount	Exempt Cat Amount	Sale date: 04-May-2009
Resident Land .47 87,500		Sale price: 125,000
Resident Dwelling 1.00 100,770		Sale valid: 14
Resident Outbldg 1.00 5,880		Values
		Mkt value :
		Cost value: 277,360
Summary	Utilities	Sales ratios
Total assessments 194,150	Water Collinsville	Cost/sale : 2.2189
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment 194,150	Gas None	Assmt/sale: 1.5532

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	253	20,400
L Living Area	BSMT Basement addition	253	3,300
L Living Area	FRFF Frame first floor	40	3,200
L Living Area	BSMT Basement addition	40	500
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,000
P Porches, Patios, Decks	FOFF Frame open first flo	78	3,400
P Porches, Patios, Decks	FEFF Frame enclosed first	36	2,400
Total additions			34,200

Land Information

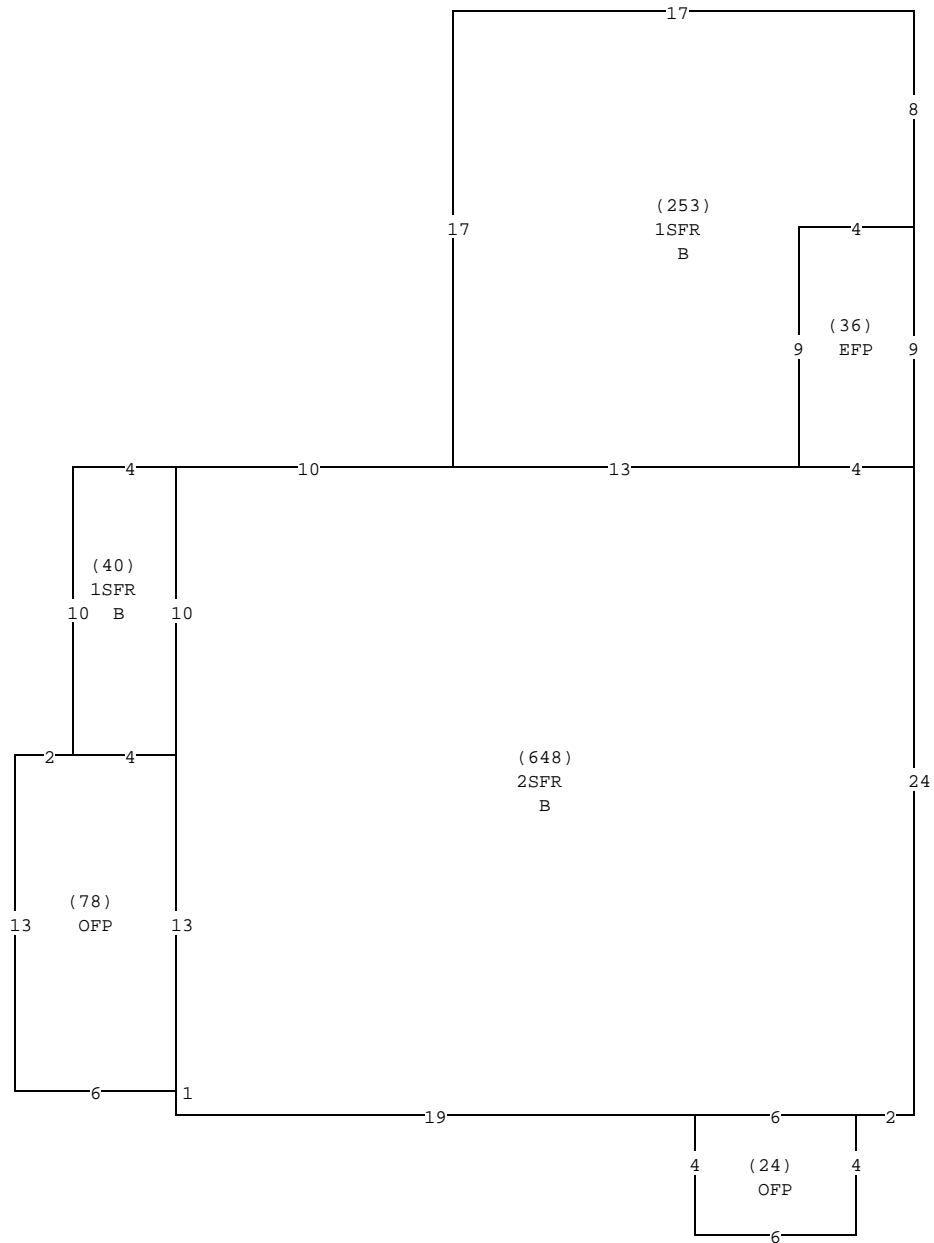
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.502	125,000			125,000	87,500
Primary Site		21,867					
.5020 acres				Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7 Garage cars
Interior Walls	01	Plaster	Bedrooms	3 Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f 18
Heating System	01	Hot Water	Full Baths	1 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 1,589
Garage	99	None	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None	Actual Year Built: 1870	
Interior Cond	03	Fair		
Exterior Cond	03	Fair		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	24	28	672	25.00		C	16,800	50	8,400
Value at 70%			5,880	Value at 100%			8,400		



Notes: 6,133 SQ. FT CONVEYED TO 117 HUCKLEBERRY HILL RD. V544 P 131 6-30-06  
6,133 SQ. FT RECEIVED FROM 117 HUCKLEBERRY HILL RD V 544 P 129 6-30-06

CORRECT ACREAGE .502 ACRES (ADJUSTED 5/12/09)  
CERT FORECLOSURE 8-1-08 V 578 P 1041