

Property at 00390 HUCKLEBERRY HILL RD

Prop ID 2810390

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Administrative Information

Owner name: KENNEDY BRIAN P AND  
 Second name: DAYNA G  
 Address: 390 HUCKLEBERRY HILL ROAD  
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:  
 Lot: 2810390 Neigh.: Zone: Vol: 273 Page: 967

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-Feb-1993
Resident Land	.69	77,000			Sale price: 40,000
Resident Excess	.10	500			Sale valid:
Resident Dwelling	1.00	169,040			Values
					Mkt value :
					Cost value: 352,200
Summary		Utilities		Sales ratios	
Total assessments	246,540	Water	Well	Cost/sale :	8.8050
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	246,540	Gas		Assmt/sale:	6.1635

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	110,000	110,000		110,000	77,000
Primary Site		30,056					
RES	12	.095	7,500	713		713	500
Residual		4,138					
				.785 acres	Total land value	110,713	77,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	80
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,548
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1993				

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	988	192,450	
Basement	Full				
Heating	Yes	A/C Yes		5,830	
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	8,200
Attic	None	Attic size:			
Additions				85,700	
Other Features	Mason Trim WB Stks	Unfin	3,500	5,960	
Sub-Total				298,140	
Grade	C+	Factor 1.0800		321,990	
CDU		C&D Factor 1.00		321,990	
Depreciation		25 %		241,490	
				Computed cost value @ 70%	169,040

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	76	4,900
L Living Area	AIR Air conditioning	76	200
P Porches, Patios, Decks	FOFF Frame open first flo	64	2,800
L Living Area	BSMT Basement addition	496	6,400
L Living Area	FRFF Frame first floor	496	40,100
G Garages	FR Attached frame LE 65	608	19,300
P Porches, Patios, Decks	DECK Wood deck	224	4,200
P Porches, Patios, Decks	FOFF Frame open first flo	182	7,800
Total additions			85,700

