

| Administrative Information |                         |
|----------------------------|-------------------------|
| Owner name:                | TOFFEY HAROLD J         |
| Second name:               |                         |
| Address:                   | 613 HUCKLEBERRY HILL RD |
| City/state:                | AVON CT Zip: 06001      |

Building Valuation Summary

|                           |                                  | Area |         |
|---------------------------|----------------------------------|------|---------|
| Dwelling                  | Frame 1 story w/bsmt             | 936  | 125,190 |
| Basement                  | Full                             |      |         |
| Heating                   | Yes A/C No                       |      |         |
| Plumbing                  | 2 F/B H/B Add'l fix. Wh/p Saunas |      | 3,600   |
| Attic                     | None Attic size:                 |      |         |
| Additions                 |                                  |      | 105,200 |
| Other Features            | WB Stks Unfin 3,500              |      | 11,210  |
| Sub-Total                 |                                  |      | 245,200 |
| Grade                     | C Factor 1.0000                  |      | 245,200 |
| CDU                       | C&D Factor 1.00                  |      | 245,200 |
| Depreciation              | 30 %                             |      | 171,640 |
| Computed cost value @ 70% |                                  |      | 120,150 |

| Location Information           |                                       |                        |
|--------------------------------|---------------------------------------|------------------------|
| Map: 028                       | Clerk map:                            |                        |
| Lot: 2810613                   | Neigh.: Zone: R30 Vol: 587 Page: 1117 |                        |
| Assessments                    | Exemptions                            | Last sale              |
| Assmt category Qty Amount      | Exempt Cat Amount                     | Sale date: 17-Apr-2009 |
| Resident Land .92 87,500       |                                       | Sale price: 340,000    |
| Resident Dwelling 1.00 120,150 |                                       | Sale valid:            |
| Resident Excess .26 1,370      |                                       | Values                 |
|                                |                                       | Mkt value :            |
|                                |                                       | Cost value: 298,600    |
| Summary                        | Utilities                             | Sales ratios           |
| Total assessments 209,020      | Water Unionville                      | Cost/sale : .8782      |
| Total exemptions               | Sewer Septic                          | Mkt/sale :             |
| Net assessment 209,020         | Gas None                              | Assmt/sale: .6148      |

Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | FRFF Frame first floor    | 600  | 48,500  |
| L Living Area            | FRUF Frame upper full     | 288  | 17,000  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 280  | 12,000  |
| G Garages                | FR Attached frame LE 65   | 440  | 14,700  |
| P Porches, Patios, Decks | DECK Wood deck            | 250  | 4,700   |
| P Porches, Patios, Decks | DECK Wood deck            | 220  | 4,100   |
| P Porches, Patios, Decks | DECK Wood deck            | 224  | 4,200   |
| Total additions          |                           |      | 105,200 |

Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total            | Infl Fact | Value   | 70% Value |
|--------------|--------|------------|---------|------------------|-----------|---------|-----------|
| PRIM         | 11     | .920       | 125,000 |                  |           | 125,000 | 87,500    |
| Primary Site | 40,075 |            |         |                  |           |         |           |
| RES          | 12     | .260       | 7,500   |                  |           | 1,950   | 1,370     |
| Residual     | 11,326 |            |         |                  |           |         |           |
| 1.1800 acres |        |            |         | Total land value |           | 126,950 | 88,870    |

Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                   |
|----------------|------|------------------|-------------------------|-------------------|
| Style          | 01   | Ranch            |                         |                   |
| Exterior Walls | 10   | Vertical Siding  |                         |                   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |                   |
| Roof Type      | 01   | Gable            |                         |                   |
| Foundation     | 03   | Field Stone      | Total Rooms             | 7 Garage cars 2   |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3 Unfinished area |
| Floors         | 07   | Hardwood/Carpeti | Family Rooms            | Dormer linear f   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 Masonry trim sf |
| Fuel           | 01   | Oil              | Half Baths              | Finish bsmt sz    |
| Attic          | 99   | None             | Addtn'l fixtures        | Rec Room Size 400 |
| Grade          | 30   | C                | Whirlpools              | Living area 1,824 |
| Garage         | 22   | Attached 2 car   | Saunas                  | # Living Units 1  |
| Area Over Gar. | 99   | None             | M/F stacks              |                   |
| Basement       | 01   | Full             | W/B stacks              | 1                 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 1                 |
| Air Condition  | 99   | None             |                         |                   |
| Interior Cond  | 05   | Good             |                         |                   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1924 |                   |

Property at 00613 HUCKLEBERRY HILL RD

Prop ID 2810613

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