

Property at 00613 HUCKLEBERRY HILL RD

Prop ID 2810613

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Administrative Information

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

Location Information

Map: 028 Clerk map:  
 Lot: 2810613 Neigh.: Zone: R30 Vol: 587 Page: 1117

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	124,020
Resident Excess	.26	1,370

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 17-Apr-2009  
 Sale price: 340,000  
 Sale valid:

Values

Mkt value :  
 Cost value: 304,130

Summary

Total assessments	212,890
Total exemptions	
Net assessment	212,890

Utilities

Water	Unionville
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8945  
 Mkt/sale :  
 Assmt/sale: .6261

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

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	936	125,190
Basement	Full			
Heating	Yes	A/C Yes		3,800
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	3,600
Attic	None	Attic size:		
Additions				109,300
Other Features	WB Stks	Unfin	3,500	11,210
Sub-Total				253,100
Grade	C	Factor 1.0000		253,100
CDU		C&D Factor 1.00		253,100
Depreciation		30 %		177,170
Computed cost value @ 70%				124,020

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
P Porches, Patios, Decks	DECK Wood deck	120	2,200
L Living Area	AIR Air conditioning	288	600
L Living Area	AIR Air conditioning	600	1,300
Total additions			109,300

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
Interior Walls	01	Plaster	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	02	Rec Room w/o air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1924	

