

Property at 00031 HUCKLEBERRY HILL RD

Prop ID 2810031

Printed 16-Nov-2015 3:30 PM Design and Layout (C) Right/Angles

**Administrative Information**  
 Owner name: SHIMSHIDIAN STEPHAN A & JULIA &  
 Second name: ALICE  
 Address: 31 HUCKLEBERRY HILL ROAD  
 City/state: AVON CT Zip: 06001

**Building Valuation Summary**

Dwelling	Frame	2 story w/bsmt	Area	1,416	247,350
Basement	Full				
Heating	Yes	A/C Yes			7,500
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 13,600
Attic	None		Attic size:		
Additions					78,900
Other Features	WB Stks		Unfin	3,500	8,540
<b>Sub-Total</b>					355,890
Grade	B+	Factor 1.3500			480,450
CDU		C&D Factor 1.00			480,450
Depreciation		15 %			408,380
Computed cost value @ 70%					285,870

<b>Location Information</b>					
Map: 010	Clerk map:				
Lot: 2810031	Neigh.:	Zone: R30	Vol: 689	Page: 1019	
<b>Assessments</b>		<b>Exemptions</b>		<b>Last sale</b>	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Aug-2015
Resident Land	.69	77,000			Sale price: 555,000
Resident Excess	.69	3,610			Sale valid:
Resident Dwelling	1.00	285,870			<b>Values</b>
					Mkt value :
					Cost value: 523,540
<b>Summary</b>			<b>Utilities</b>		<b>Sales ratios</b>
Total assessments	366,480		Water	Well	Cost/sale : .9433
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment	366,480		Gas	CNG	Assmt/sale: .6603

**Building additions**

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	24,300
G Garages	FSF Full-story fin o/gar	576	27,200
L Living Area	AIR Air conditioning	576	1,200
L Living Area	BSMT Basement addition	102	1,300
L Living Area	FRFF Frame first floor	102	8,200
L Living Area	AIR Air conditioning	102	200
L Living Area	BSMT Basement addition	72	900
L Living Area	FRFF Frame first floor	72	5,800
L Living Area	AIR Air conditioning	72	200
P Porches, Patios, Decks	DECK Wood deck	516	9,600
<b>Total additions</b>			78,900

**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	.687	7,500	5,153		5,153	3,610
Residual		29,926					
1.377 acres				Total land value		115,153	80,610

**Residential Dwelling Information**

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	200
Interior Cond	05	Good	Living area	3,582
Exterior Cond	05	Good	Whirlpools	1
			Saunas	# Living Units 1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2000				

