

Property at 00058 HITCHCOCK LANE

Prop ID 2760058

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Administrative Information

Owner name: JACOBS MATTHEW MITCHELL &
 Second name: JACOBS CAROLYN LOUISE
 Address: 58 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760058 Neigh.: Zone: R40 Vol: 786 Page: 1157

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,276	318,190
Basement	Full			
Heating	Yes	A/C Yes		9,120
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p Saunas	17,000
Attic	None	Attic size:		
Additions				266,032
Other Features	Mason Trim WB Stks	RR		35,176
Sub-Total				645,518
Grade	B-	Factor 1.1700		755,256
CDU		C&D Factor 1.00		755,256
Depreciation		35 %		490,916
		Computed cost value @ 70%		343,641

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-Aug-2023
Resident Land	.92	105,000			Sale price: 803,500
Resident Dwelling	1.00	343,640			Sale valid:
Resident Outbldg	2.00	26,320			Values
Resident Excess	.11	580			Mkt value :
					Cost value: 679,343
Summary		Utilities		Sales ratios	
Total assessments	475,540	Water	Connecticut	Cost/sale :	.8455
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	475,540	Gas	None	Assmt/sale:	.5918

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site	40,075							
RES	12	.110	7,500	825			825	578
Residual	4,792							
1.030 acres		Total land value		150,825			105,578	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum 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	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good	Actual Year Built: 1969	
Exterior Cond	05	Good		

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	AIR Air conditioning	30	91
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	FRUF Frame upper full	78	6,531
L Living Area	BSMT Basement addition	78	1,437
L Living Area	AIR Air conditioning	78	237
L Living Area	AIR Air conditioning	78	237
L Living Area	FRFF Frame first floor	586	67,086
L Living Area	BSMT Basement addition	586	10,799
L Living Area	AIR Air conditioning	586	1,781
P Porches, Patios, Decks	DECK Wood deck	242	6,411
L Living Area	FRFF Frame first floor	460	52,661
L Living Area	FRUF Frame upper full	460	38,516
L Living Area	AIR Air conditioning	460	1,398
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G Garages	FR Attached frame LE 65	572	25,031
G Garages	FSF Full-story fin o/gar	572	38,315
L Living Area	AIR Air conditioning	572	1,739
Total additions			266,032

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	1990	C	71,636	50	35,800
RS1 Frame Utility Shed	10	12	120	30.00	2004	C	3,600	50	1,800
Value at 70%	26,320		Value at 100%		37,600				

