

Property at 00004 HICKORY HILL ROAD

Prop ID 2670004

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Administrative Information

Owner name: PACHUCKI CARL R AND
 Second name: MURRAY PATRICIA C
 Address: 4 HICKORY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 2670004 Neigh.: Zone: RU2A Vol: 407 Page: 017

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 09-Jul-2001
Resident Land	2.00	122,500			Sale price: 345,000
Resident Outbldg	1.00	13,300			Sale valid: Y
Resident Dwelling	1.00	250,440			

Values

Resident Excess	1.30	6,830	Mkt value :	
			Cost value:	561,529

Summary

Total assessments	393,070	Water Well	Cost/sale :	1.6276
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	393,070	Gas None	Assmt/sale:	1.1393

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000		175,000	122,500
Primary Site		87,120					
RES	12	1.300	7,500	9,750		9,750	6,825
Residual		56,628					

3.300 acres Total land value 184,750 129,325

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
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	4
Floors	01	Hardwood	Family Rooms	1
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	908	246,330
Basement	Full				
Heating	Yes	A/C Yes			7,090
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p	10,000
Attic	None		Attic size:		
Additions					154,911
Other Features		WB Stks	Bsmt Gar		18,500
Sub-Total					436,831
Grade	B	Factor 1.2600			550,407
CDU		C&D Factor 1.00			550,407
Depreciation		35 %			357,765
		Computed cost value @ 70%			250,436

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	FRUF Frame upper full	352	29,473
L Living Area	OVER Frame Overhang	44	4,030
P Porches, Patios, Decks	FOFF Frame open first flo	38	2,315
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	506	57,927
L Living Area	BSMT Basement addition	506	9,325
P Porches, Patios, Decks	DECK Wood deck	353	9,351

Total additions 154,911

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%			13,300				Value at 100%		19,000

