

Property at 00015 HICKORY HILL ROAD

Prop ID 2670015

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Administrative Information

Owner name: MORGAN GREGORY A & KIM NGUYEN
 Second name:
 Address: 15 HICKORY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 2670015 Neigh.: Zone: RU2A Vol: 806 Page: 433

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Outbldg	3.00	38,990
Resident Dwelling	1.00	500,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Aug-2025
 Sale price: 1,275,000
 Sale valid:

Values

Mkt value :
 Cost value: 958,629

Summary

Total assessments	671,040	
Total exemptions		
Net assessment	671,040	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7519
 Mkt/sale :
 Assmt/sale: .5263

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	1.799	7,500	13,493			13,493	9,445
Residual		78,364						

3.799 acres

Total land value

188,493

131,945

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	5
Attic	01	Fully Finished	Half Baths	1
Grade	40	B	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Central Air	W/B stacks	2
Air Condition	01	Good	W/B openings	2
Interior Cond	05	Good	Actual Year Built: 2006	
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	3,344	486,550
Basement	Full with walk				
Heating	Yes	A/C Yes			13,830
Plumbing	5 F/B	1 H/B	5 Add'l fix.	Wh/p	Saunas
Attic	Fully Finished		Attic size: 468		17,707
Additions					88,523
Other Features	WB Stks	RR			76,153
Sub-Total					708,763
Grade	B	Factor 1.2600			893,041
CDU		C&D Factor 1.00			893,041
Depreciation		20 %			714,433
		Computed cost value @ 70%			500,103

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	1,038	43,213
G Garages	FRL Attached frame GT 65	644	28,852
P Porches, Patios, Decks	F0FF Frame open first flo	238	14,500
L Living Area	AIR Air conditioning	644	1,958

Total additions 88,523

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2009	C	59,240	50	29,600
C07 Bathhouse	8	16	128	126.5	2010	C	16,198	50	8,100
AB2 Flat barn	28	27	756	37.75	2010	B	35,959	50	18,000
Value at 70%			38,990				Value at 100%		55,700

