

Property at 00025 HICKORY HILL ROAD

Prop ID 2670025

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Administrative Information

Owner name: WILSON DANIEL P AND
 Second name: PERCIVAL DEBORAH A
 Address: 25 HICKORY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 2670025 Neigh.: Zone: RU2A Vol: 441 Page: 774

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Outbldg	3.00	37,730
Resident Dwelling	1.00	255,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Aug-1990
 Sale price: 370,000
 Sale valid:

Values

Mkt value :
 Cost value: 608,557

Summary

Total assessments	425,990
Total exemptions	
Net assessment	425,990

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6447
 Mkt/sale :
 Assmt/sale: 1.1513

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	2.000	7,500	15,000			15,000	10,500
Residual		87,120						

4.000 acres

Total land value

190,000

133,000

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	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	03	Steam	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1818	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	972	258,830
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	Unfinished		Attic size: 972	13,594
Additions				121,887
Other Features		WB Stks		11,750
Sub-Total				415,561
Grade	B+	Factor 1.3500		561,007
CDU		C&D Factor 1.00		561,007
Depreciation		35 %		364,655
Computed cost value @ 70%				255,259

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	476	54,493
L Living Area	FRUF Frame upper full	476	39,855
L Living Area	FRFF Frame first floor	102	11,677
P Porches, Patios, Decks	DECK Wood deck	102	2,702
P Porches, Patios, Decks	FOFF Frame open first flo	216	13,160

Total additions 121,887

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	12	22	264	37.75		C	9,966	50	5,000
AB2 Flat barn	32	42	1,344	37.75		B	63,927	50	32,000
AB2 Flat barn	32	28	896	37.75		C	33,824	50	16,900
Value at 70%		37,730	Value at 100%		53,900				

