

Property at 00026 HICKORY HILL ROAD

Prop ID 2670026

Printed 06-Feb-2024 1:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GASS SUSAN M
Second name:
Address: 26 HICKORY HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
Lot: 2670026 Neigh.: Zone: RU2A Vol: 343 Page: 330

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	301,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Aug-1990
Sale price: 380,000
Sale valid:

Values

Resident Excess	1.30	6,830	Mkt value :	
			Cost value:	615,229

Summary

Total assessments	430,660
Total exemptions	
Net assessment	430,660

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6190
Mkt/sale :
Assmt/sale: 1.1333

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

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 2,366	357,850
Basement	Full			
Heating	Yes	A/C Yes		10,200
Plumbing	4 F/B	H/B 1 Add'l fix.	Wh/p	15,500
Attic	None	Attic size:		
Additions				49,236
Other Features	WB Stks	RR		23,941

Sub-Total		456,727
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	662,254
Depreciation	35 %	430,465
	Computed cost value @ 70%	301,326

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	594	5,063
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
G Garages	FR Attached frame LE 65	506	22,456
G Garages	FR Attached frame LE 65	319	15,159
L Living Area	AIR Air conditioning	319	970
L Living Area	AIR Air conditioning	18	55

Total additions 49,236

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	47	A-	Full Baths 4
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addtn'l fixtures 1
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 686
Air Condition	01	Central Air	Living area 2,384
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Saunas
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1972

