

Property at 00055 HICKORY HILL ROAD

Prop ID 2670055

Printed 09-Sep-2026 3:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OWENS TIMOTHY S TRUSTEE
 Second name:
 Address: 55 HICKORY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 2670055 Neigh.: Zone: RU2A Vol: 817 Page: 1225

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:
Resident Land	2.00	122,500				Sale price:
Resident Dwelling	1.00	297,460				Sale valid:
					Values	
Use Assmt Forest	71.60	7,020			Mkt value :	
					Cost value:	609,971
Summary			Utilities		Sales ratios	
Total assessments		426,980	Water	Well	Cost/sale :	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		426,980	Gas	None	Assmt/sale:	

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						
FOR	62	71.600	250	17,900			10,024	7,017
Forest		3,118,896						
73.600 acres				Total land value			185,024	129,517

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	
Grade	43	B+	Whirlpools	2,136
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	2,070
Basement	None		318,900
Heating	Yes	A/C Yes	-5,140
Plumbing	2 F/B	H/B Add'l fix.	9,100
Attic	Unfinished	Wh/p Saunas	5,000
Additions		Attic size: 2,000	23,927
Other Features			125,726
		WB Stks	6,750
Sub-Total			484,263
Grade	B+	Factor 1.3500	653,755
CDU		C&D Factor 1.00	653,755
Depreciation		35 %	424,941
Computed cost value @ 70%			297,459

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	FRFF Frame first floor	66	7,556
P Porches, Patios, Decks	BPAT Brick/flagstone pati	444	10,125
L Living Area	AIR Air conditioning	48	146
L Living Area	AIR Air conditioning	66	201
P Porches, Patios, Decks	FOFF Frame open first flo	648	39,480
G Garages	FRL Attached frame GT 65	1,400	62,723
Total additions			125,726

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

