

Property at 00005 HITCHCOCK LANE

Prop ID 2760005

Printed 06-Feb-2024 2:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RYAN VIRGINIA M
 Second name:
 Address: 5 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760005 Neigh.: Zone: R40 Vol: 683 Page: 615

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Mar-2015
Resident Land	.92	78,750				Sale price: 245,000
Resident Dwelling	1.00	198,790				Sale valid:
Resident Outbldg	2.00	7,910				Values
Resident Excess	.08	420				Mkt value :
						Cost value: 408,386
Summary			Utilities		Sales ratios	
Total assessments		285,870	Water	Connecticut	Cost/sale :	1.6669
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		285,870	Gas	None	Assmt/sale:	1.1668

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		.25	112,500	78,750
Primary Site		40,075						
RES	12	.080	7,500	600			600	420
Residual		3,485						
1.000 acres		Total land value		113,100		79,170		

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
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	1
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	322,190
Basement	Full with walk		2,095	
Heating	Yes	A/C Yes		9,190
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				68,776
Other Features	WB Stks	RR		27,748
Sub-Total				436,904
Grade	C	Factor 1.0000		436,904
CDU		C&D Factor 1.00		436,904
Depreciation		35 %		283,988
		Computed cost value @ 70%		198,792

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	240	6,855
G Garages	FR Attached frame LE 65	650	28,074
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
Total additions			68,776

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
TC1 Asphalt			1	35,00		C	35,000	75	8,800
Tennis court									
RS1 Frame	12	14	168	30.00		C	5,040	50	2,500
Utility Shed									
Value at 70%	7,910		Value at 100%		11,300				

