

Property at 00006 HITCHCOCK LANE

Prop ID 2760006

Printed 06-Feb-2024 2:09 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZELAZNY STANLEY H & DIANE M
 Second name:
 Address: 6 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760006 Neigh.: Zone: R40 Vol: 563 Page: 1265

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Aug-2007
Resident Land	.92	78,750				Sale price: 550,000
Resident Dwelling	1.00	237,250				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.34	1,790				Mkt value :
						Cost value: 456,886
Summary			Utilities		Sales ratios	
Total assessments		319,820	Water	Connecticut	Cost/sale :	.8307
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		319,820	Gas	None	Assmt/sale:	.5815

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000	RE	.25	112,500	78,750
Restrictions/Easements								
Primary Site	40,075							
RES	12	.340	7,500	2,550			2,550	1,785
Residual	14,810							
1.260 acres				Total land value			115,050	80,535

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	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	37	B-	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	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,215	306,280
Basement	Full with walk				
Heating	Yes	A/C	Yes		8,790
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None	Attic size:			
Additions					95,519
Other Features		WB Stks	RR		26,569
Sub-Total					445,658
Grade	B-	Factor	1.1700		521,420
CDU		C&D Factor	1.00		521,420
Depreciation			35 %		338,923
Computed cost value @ 70%					237,246

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	OVER Frame Overhang	45	4,121
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L Living Area	FRFF Frame first floor	276	31,597
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	AIR Air conditioning	276	839
L Living Area	AIR Air conditioning	90	274
P Porches, Patios, Decks	BPAT Brick/flagstone pati	345	7,867
Total additions			95,519

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030	Value at 100%			2,900		

