

Property at 00011 HITCHCOCK LANE

Prop ID 2760011

Printed 05-Feb-2025 8:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRENNWALD MARION L AND
 Second name: DANIEL H TRUSTEES
 Address: 11 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760011 Neigh.: Zone: R40 Vol: 798 Page: 1220

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Oct-1973
Resident Land	.92	105,000				Sale price: 82,500
Resident Dwelling	1.00	227,720				Sale valid:
Resident Outbldg	1.00	1,750				Values
Resident Excess	.28	1,470				Mkt value :
						Cost value: 479,914
Summary			Utilities		Sales ratios	
Total assessments		335,940	Water	Connecticut	Cost/sale :	5.8171
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		335,940	Gas	None	Assmt/sale:	4.0720

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.280	7,500	2,100		2,100	1,470
Residual		12,197					
1.200 acres				Total land value		152,100	106,470

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	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,000	264,290
Basement	Full with walk				
Heating	Yes	A/C Yes			7,600
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			9,000
Additions					130,882
Other Features		WB Stks			16,000
Sub-Total					427,772
Grade	B-	Factor 1.1700			500,493
CDU		C&D Factor 1.00			500,493
Depreciation		35 %			325,320
		Computed cost value @ 70%			227,724

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUF Frame upper full	484	40,525
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	FRFF Frame first floor	208	23,812
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824
L Living Area	OVER Frame Overhang	80	7,327
P Porches, Patios, Decks	DECK Wood deck	98	2,596
L Living Area	AIR Air conditioning	220	669
L Living Area	AIR Air conditioning	484	1,471
L Living Area	AIR Air conditioning	208	632
L Living Area	AIR Air conditioning	80	243

Total additions 130,882

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2003	C	5,040	50	2,500
Utility Shed									
Value at 70%			1,750				Value at 100%		2,500

