

Property at 00021 HITCHCOCK LANE

Prop ID 2760021

Printed 03-Feb-2026 3:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BEAULIEU ROBERT J AND
 Second name: DIANE S
 Address: 21 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760021 Neigh.: Zone: R40 Vol: 105 Page: 0789

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:
Resident Land	.92	105,000	APA Veteran	333,570	Sale price:
Resident Dwelling	1.00	225,160	DAC Veteran	8,330	Sale valid:
Resident Outbldg	2.00	8,330			Values
Resident Excess	.65	3,410			Mkt value :
					Cost value: 488,429

Summary

Total assessments	341,900	Water	Connecticut	Cost/sale :
Total exemptions	341,900	Sewer	Public sewer	Mkt/sale :
Net assessment		Gas	None	Assmt/sale:

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	.650	7,500	4,875		4,875	3,413
Residual	28,314						
1.570 acres		Total land value		154,875		108,413	

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	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	2,961
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1970	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,292	321,320
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,500
Additions					61,933
Other Features	WB Stks	RR	Bsmt Gar		30,193
Sub-Total					422,946
Grade	B-	Factor 1.1700			494,847
CDU		C&D Factor 1.00			494,847
Depreciation		35 %			321,651
		Computed cost value @ 70%			225,156

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	BSMT Basement addition	364	6,708
L Living Area	OVER Frame Overhang	35	3,205
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	DECK Wood deck	96	2,543
P Porches, Patios, Decks	BPAT Brick/flagstone pati	270	6,157
Total additions			61,933

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	16	256	74.05		C	18,957	50	9,500
RS1 Frame Utility Shed	10	16	160	30.00	2014	C	4,800	50	2,400
Value at 70%	8,330		Value at 100%		11,900				

