

Property at 00026 HITCHCOCK LANE

Prop ID 2760026

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

Administrative Information

Owner name: HOGAN KEVIN R AND
 Second name: LOUISA TRUSTEES
 Address: 26 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760026 Neigh.: Zone: R40 Vol: 619 Page: 269

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Oct-2001
Resident Land	.92	105,000				Sale price: 315,000
Resident Dwelling	1.00	231,890				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.16	840				Mkt value :
						Cost value: 484,271
Summary			Utilities		Sales ratios	
Total assessments		338,990	Water	Connecticut	Cost/sale :	1.5374
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		338,990	Gas	None	Assmt/sale:	1.0762

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	.160	7,500	1,200			1,200	840
Residual		6,970						
1.080 acres		Total land value		151,200		105,840		

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
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	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,000	264,290
Basement	Full				
Heating	Yes	A/C Yes			7,600
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					137,943
Other Features		WB Stks M Stks RR			17,268
Sub-Total					435,601
Grade	B-	Factor 1.1700			509,653
CDU		C&D Factor 1.00			509,653
Depreciation		35 %			331,274
		Computed cost value @ 70%			231,892

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	AIR Air conditioning	40	122
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	230	26,331
L Living Area	FRFF Frame first floor	224	25,644
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	AIR Air conditioning	230	699
L Living Area	AIR Air conditioning	208	632
G Garages	FSF Full-story fin o/gar	220	14,736
L Living Area	AIR Air conditioning	220	669
P Porches, Patios, Decks	DECK Wood deck	724	19,179
Total additions			137,943

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2006	C	3,600	50	1,800
Utility Shed									
Value at 70%	1,260		Value at 100%		1,800				

