Town of Avon Residential Property Card

Property at 00029 HITCHCOCK LANE | Prop ID 2760029 | Printed 07-Feb-2025 8:37 AM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: HWANG NUMI
Second name:
Address: 29 HITCHCOCK LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 2760029 Neigh.: Zone: R40 Vol: 799 Page: 279

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwellng	1.00	220,970
Resident Outbldg	1.00	2,030
Resident Excess	.04	210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Dec-2024
Sale price: 544,900
Sale valid:

Values

Mkt value :
Cost value: 468,871

Summary

Total assessments	328,210
Total exemptions	
Net assessment	328,210

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8605
Mkt/sale :
Assmt/sale: .6023

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	.040	7,500	300		300	210
Residual		1,742					
		.960 acres		Total land value		150,300	105,210

Residential Dwelling Information

Subject	Code	Description
Style	04	Colonial
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	05	Electric B/B
Fuel	03	Electric
Attic	99	None
Grade	37	B-
Garage	22	Attached 2 car
Area Over Gar.	99	None
Basement	04	Full with walk-o
Bsmt Fin Qual	02	Rec Room w/o air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	10	Garage cars	2
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	1	Rec Room Size	368
Whirlpools		Living area	2,443
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	3		

Actual Year Built: 1967

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,075	278,940
Basement	Full with walk			
Heating	Yes	A/C Yes		8,010
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p Saunas			9,000
Attic	None	Attic size:		
Additions				95,023
Other Features	WB Stks RR			24,104
Sub-Total				415,077
Grade	B-	Factor 1.1700		485,640
CDU	C&D	Factor 1.00		485,640
Depreciation		35 %		315,666
		Computed cost value @ 70%		220,966

Building additions

Category		Type		Area	Value
L	Living Area	OVER	Frame Overhang	43	3,938
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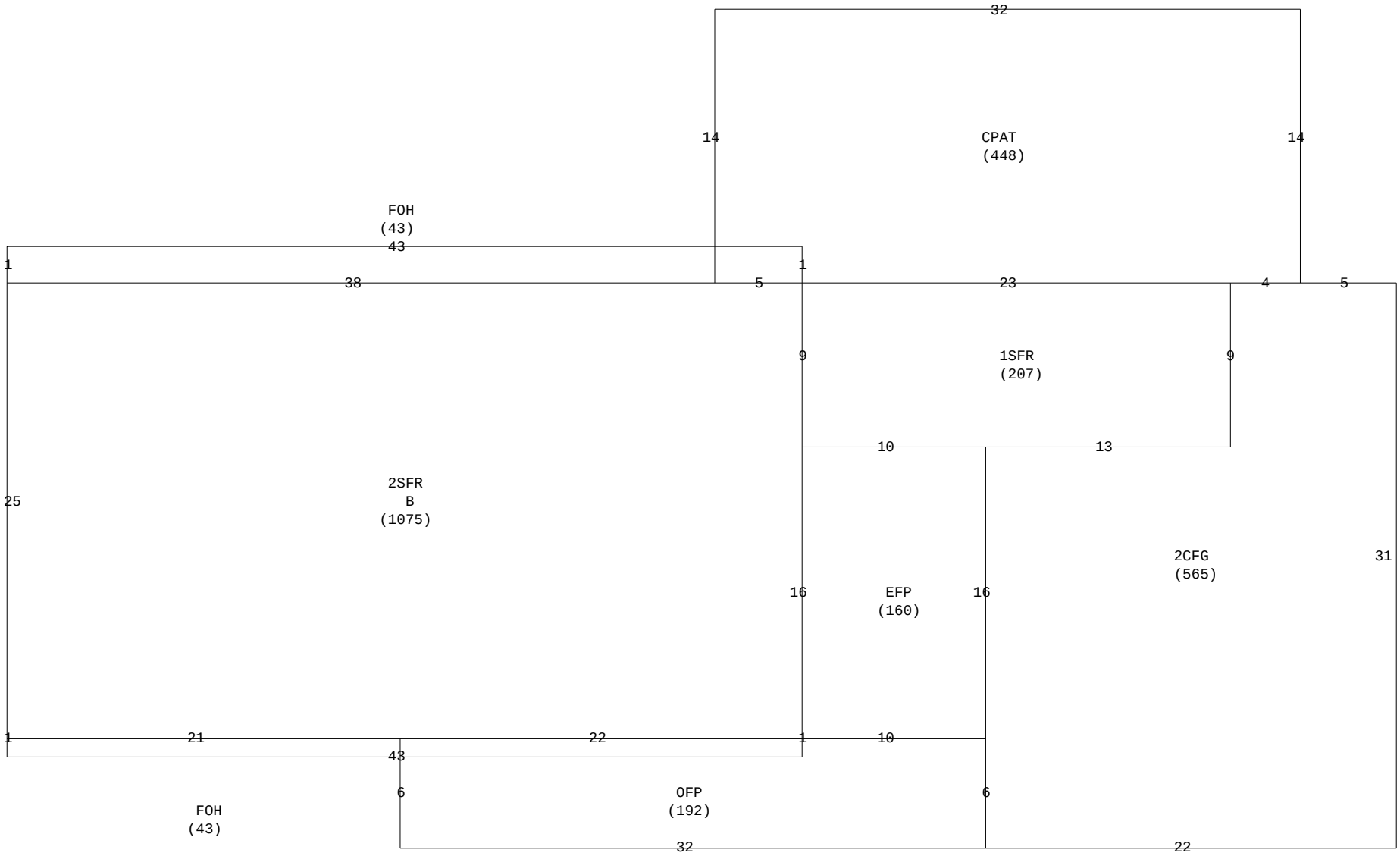
P	Porches, Patios, Decks	CPAT	Concrete patio	448	3,818
L	Living Area	FRFF	Frame first floor	207	23,698
P	Porches, Patios, Decks	FEFF	Frame enclosed first	170	16,212
P	Porches, Patios, Decks	FEFF	Frame enclosed first	192	18,310
G	Garages	FR	Attached frame LE 65	574	25,109
			Total additions		95,023

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	1999	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

Property at 00029 HITCHCOCK LANE Prop ID 2760029 Card 01 Scale: 1" = 7.86 feet