

Property at 00034 HITCHCOCK LANE

Prop ID 2760034

Printed 23-Jul-2026 11:51 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MORRISON MARK A & GILLIAN A
 Second name:
 Address: 34 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760034 Neigh.: Zone: R40 Vol: 816 Page: 324

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jul-2026
Resident Land	.92	105,000				Sale price: 755,000
Resident Dwelling	1.00	231,300				Sale valid:
					Values	
Resident Excess	.23	1,210			Mkt value :	
					Cost value: 482,157	
Summary			Utilities		Sales ratios	
Total assessments	337,510		Water	Connecticut	Cost/sale :	.6386
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	337,510		Gas	None	Assmt/sale:	.4470

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	.230	7,500	1,725		1,725	1,208
Residual	10,019						
1.150 acres				Total land value		151,725	106,208

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	05	Electric B/B	Family Rooms	1
Fuel	03	Electric	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	Rec Room Size 950
Garage	22	Attached 2 car	Whirlpools	Living area 2,820
Area Over Gar.	99	None	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,244	311,940
Basement	Full				
Heating	Yes	A/C Yes			8,950
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					68,179
Other Features	WB Stks	RR			36,920
Sub-Total					434,489
Grade	B-	Factor 1.1700			508,352
CDU		C&D Factor 1.00			508,352
Depreciation		35 %			330,429
Computed cost value @ 70%					231,300

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	84	1,548
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	CPAT Concrete patio	280	2,386
L Living Area	AIR Air conditioning	168	511
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	80	243
Total additions			68,179

