

Property at 00035 HITCHCOCK LANE

Prop ID 2760035

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Administrative Information

Owner name: ALLEN MARY R & STEPHEN L
 Second name:
 Address: 35 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760035 Neigh.: Zone: R40 Vol: 790 Page: 1116

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jan-2024
Resident Land	.92	105,000				Sale price: 570,000
Resident Dwelling	1.00	300,940				Sale valid:
Resident Outbldg	1.00	3,010				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 584,443
Summary			Utilities		Sales ratios	
Total assessments	409,110		Water	Connecticut	Cost/sale :	1.0253
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	409,110		Gas	None	Assmt/sale:	.7177

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	.030	7,500	225			225	158
Residual	1,307							
.950 acres			Total land value				150,225	105,158

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	06	Ductless Split U		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,150	293,590
Basement	Full with walk				
Heating	Yes	A/C Yes			8,430
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,500
Additions					118,582
Other Features		WB Stks	RR		29,213
Sub-Total					459,315
Grade	B-	Factor 1.1700			537,399
CDU		C&D Factor 1.00			537,399
Depreciation		20 %			429,919
		Computed cost value @ 70%			300,943

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	300	7,947
L Living Area	OVER Frame Overhang	21	1,923
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
L Living Area	FRFF Frame first floor	75	8,586
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	FRUF Frame upper full	300	25,119
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	AIR Air conditioning	300	912
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Total additions 118,582

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00	2000	C	8,640	50	4,300
Utility Shed									
Value at 70%	3,010						Value at 100%		4,300

