

Property at 00043 HITCHCOCK LANE

Prop ID 2760043

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Administrative Information

Owner name: ECONOMU STEPHANIE A TRUSTEE
Second name:
Address: 43 HITCHCOCK LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 2760043 Neigh.: Zone: R40 Vol: 764 Page: 068

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:
Resident Land	.92	105,000	AAA	Veteran	1,000	Sale price:
Resident Dwelling	1.00	216,260	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	Values
Resident Excess	.02	110				Mkt value :
						Cost value: 459,100

Summary

Total assessments	321,370	Water	Connecticut	Cost/sale :
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :
Net assessment	309,870	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	.020	7,500	150			150	105
Residual	871							
		.940 acres		Total land value			150,150	105,105

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	05	Electric B/B	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	600
Air Condition	04	Partial Wall Uni	Whirlpools	2,644
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
		Actual Year Built: 1967		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,272	317,410
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					57,869
Other Features		WB Stks	RR		22,463
Sub-Total					406,242
Grade	B-	Factor 1.1700			475,303
CDU		C&D Factor 1.00			475,303
Depreciation		35 %			308,947
		Computed cost value @ 70%			216,263

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	56	6,411
P Porches, Patios, Decks	FOFF Frame open first flo	25	1,523
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
L Living Area	OVER Frame Overhang	44	4,030
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
Total additions			57,869

