

Property at 00044 HITCHCOCK LANE

Prop ID 2760044

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Administrative Information

Owner name: KELLEHER MIA & DANIEL
 Second name: AKA GARCIA-KELLEHER MIA
 Address: 44 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760044 Neigh.: Zone: R40 Vol: 731 Page: 681

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	289,660
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Aug-2019
 Sale price: 310,000
 Sale valid:

Values

Mkt value :
 Cost value: 568,129

Summary

Total assessments	397,690
Total exemptions	
Net assessment	397,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.8327
 Mkt/sale :
 Assmt/sale: 1.2829

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	.190	7,500	1,425			1,425	998
Residual		8,276						

1.110 acres

Total land value

151,425

105,998

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum 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		

Actual Year Built: 1970

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,125	288,710
Basement	Full with walk				
Heating	Yes	A/C Yes			8,290
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,500
Additions					211,444
Other Features		WB Stks	RR		26,162
Sub-Total					544,106
Grade	B-	Factor 1.1700			636,604
CDU		C&D Factor 1.00			636,604
Depreciation		35 %			413,793
Computed cost value @ 70%					289,655

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	276	31,597
L Living Area	OVER Frame Overhang	45	4,121
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P Porches, Patios, Decks	FEFF Frame enclosed first	320	30,516
G Garages	FR Attached frame LE 65	506	22,456
P Porches, Patios, Decks	DECK Wood deck	256	6,781
L Living Area	AIR Air conditioning	276	839
L Living Area	AIR Air conditioning	90	274
L Living Area	BSMT Basement addition	480	8,845
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	DECK Wood deck	192	5,086
P Porches, Patios, Decks	FOFF Frame open first flo	270	16,450
L Living Area	FRUF Frame upper full	276	23,109
L Living Area	AIR Air conditioning	276	839

Total additions 211,444

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	14	196	30.00	2021	C	5,880	50	2,900
Utility Shed									

