

Property at 00051 HITCHCOCK LANE

Prop ID 2760051

Printed 06-Feb-2024 2:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SCHWARZHAUPT ROBERT J AND
 Second name: TERESA M
 Address: 51 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760051 Neigh.: Zone: R40 Vol: 509 Page: 752

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Oct-2004
Resident Land	.92	105,000				Sale price: 405,000
Resident Dwelling	1.00	230,220				Sale valid: Y
					Values	
Resident Excess	.02	110				Mkt value :
						Cost value: 479,043
Summary			Utilities		Sales ratios	
Total assessments	335,330		Water	Connecticut	Cost/sale :	1.1828
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	335,330		Gas	None	Assmt/sale:	.8280

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

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,150	293,590
Basement	Full						
Heating	Yes	A/C Yes					8,430
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							92,913
Other Features		WB Stks	RR				28,531
Sub-Total							432,464
Grade	B-	Factor 1.1700					505,983
CDU		C&D Factor 1.00					505,983
Depreciation		35 %					328,889
Computed cost value @ 70%							230,222

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	46	4,213
P Porches, Patios, Decks	DECK Wood deck	279	7,391
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
L Living Area	FRUF Frame upper full	266	22,272
G Garages	FR Attached frame LE 65	550	24,172
P Porches, Patios, Decks	UTIL Utility building	50	1,428
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	266	809

Total additions 92,913

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	4
Heating System	01	Hot Water	Unfinished area	
Fuel	07	Propane Gas	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.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	06	Ductless Split U	Rec Room Size	500
Interior Cond	05	Good	Living area	2,852
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1971				

