

Property at 00052 HITCHCOCK LANE

Prop ID 2760052

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

Administrative Information

Owner name: VIZVARY JESSICA L AND
 Second name: DRAPER ROBERT
 Address: 52 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760052 Neigh.: Zone: R40 Vol: 727 Page: 308

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	228,560
Resident Outbldg	2.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Mar-2019
 Sale price: 420,000
 Sale valid:

Values

Mkt value :
 Cost value: 479,286

Summary

Total assessments	335,500
Total exemptions	
Net assessment	335,500

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1412
 Mkt/sale :
 Assmt/sale: .7988

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	.130	7,500	975			975	683
Residual		5,663						

1.050 acres

Total land value

150,975

105,683

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	06	Heat Pump		
Fuel	03	Electric		
Attic	99	None		
Grade	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					1,075	278,940
Heating	Yes	A/C Yes					8,010
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None	Attic size:					
Additions							95,593
Other Features	WB Stks		RR		37,803		
Sub-Total							429,346
Grade	B-	Factor 1.1700					502,335
CDU		C&D Factor 1.00					502,335
Depreciation							326,518
						Computed cost value @ 70%	228,563

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	43	3,938
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L Living Area	FRFF Frame first floor	207	23,698
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	AIR Air conditioning	207	629
L Living Area	AIR Air conditioning	43	131
L Living Area	AIR Air conditioning	43	131
P Porches, Patios, Decks	FEFF Frame enclosed first	208	19,835
P Porches, Patios, Decks	DECK Wood deck	483	12,795

Total additions 95,593

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	5	40	30.00		B	1,512	50	800
Utility Shed									
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

