

Property at 00057 HITCHCOCK LANE

Prop ID 2760057

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Administrative Information

Owner name: YOUNG JAMES B & LAURA R TTEES
 Second name:
 Address: 57 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760057 Neigh.: Zone: R40 Vol: 780 Page: 575

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.92	105,000			Sale date: 19-Dec-2006	
Resident Dwelling	1.00	297,090			Sale price: 617,500	
Resident Outbldg	1.00	1,680			Sale valid:	
					Values	
Resident Excess	.16	840			Mkt value :	
					Cost value:	578,014

Summary

			Utilities		Sales ratios	
Total assessments	404,610		Water	Connecticut	Cost/sale :	.9361
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	404,610		Gas	None	Assmt/sale:	.6552

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	.160	7,500	1,200		1,200	840
Residual	6,970						

1.080 acres

Total land value

151,200

105,840

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,519	365,650
Basement	Full with walk				
Heating	Yes	A/C Yes			10,460
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	14,000
Attic	None		Attic size:		
Additions					134,348
Other Features		WB Stks	RR		33,617
Sub-Total					558,075
Grade	B-	Factor 1.1700			652,948
CDU		C&D Factor 1.00			652,948
Depreciation		35 %			424,416
Computed cost value @ 70%					297,091

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
L Living Area	FRFF Frame first floor	500	57,241
L Living Area	BSMT Basement addition	500	9,214
L Living Area	AIR Air conditioning	500	1,520
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
P Porches, Patios, Decks	FOFF Frame open first flo	300	18,278

Total additions 134,348

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

