

Property at 00063 HITCHCOCK LANE

Prop ID 2760063

Printed 23-Jul-2026 11:51 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THRAMANN LEONORA KELLERMAN TTE
 Second name: THRAMANN WILLIAM MICHAEL TT
 Address: 63 HITCHCOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2760063 Neigh.: Zone: R40 Vol: 816 Page: 71

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-May-1998
Resident Land	.92	105,000				Sale price: 330,000
Resident Dwelling	1.00	233,080				Sale valid: Y
					Values	
Resident Excess	.24	1,260				Mkt value :
						Cost value: 484,771
Summary			Utilities		Sales ratios	
Total assessments		339,340	Water	Connecticut	Cost/sale :	1.4690
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		339,340	Gas	None	Assmt/sale:	1.0283

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	.240	7,500	1,800			1,800	1,260
Residual		10,454						
1.160 acres				Total land value			151,800	106,260

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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	30	C	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	03	Partial	Masonry trim sf	1,144
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,473
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,260	315,070
Basement	Full				
Heating	Yes	A/C Yes			9,030
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		16,500
Additions					270,140
Other Features	Mason Trim	WB Stks	RR		55,197
Sub-Total					665,937
Grade	C	Factor 1.0000			665,937
CDU		C&D Factor 1.00			665,937
Depreciation		50 %			332,969
Computed cost value @ 70%					233,078

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	299	34,230
L Living Area	FRUF Frame upper full	299	25,035
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	FRUF Frame upper full	220	18,421
G Garages	FR Attached frame LE 65	628	27,216
G Garages	FR Attached frame LE 65	286	13,872
L Living Area	FRUF Frame upper full	286	23,947
L Living Area	FRFF Frame first floor	584	66,857
L Living Area	BSMT Basement addition	584	10,762
P Porches, Patios, Decks	DECK Wood deck	375	9,934
L Living Area	OVER Frame Overhang	45	4,121
P Porches, Patios, Decks	FOFF Frame open first flo	105	6,397
L Living Area	AIR Air conditioning	299	909
L Living Area	AIR Air conditioning	299	909
L Living Area	AIR Air conditioning	286	869
L Living Area	AIR Air conditioning	220	669
L Living Area	AIR Air conditioning	220	669
L Living Area	AIR Air conditioning	45	137
Total additions			270,140

