

Property at 00072 HOLLISTER DRIVE

Prop ID 2770072

Printed 06-Feb-2024 2:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DONATELLI KATHERINE &
 Second name: MCAUALIFFE SEAN
 Address: 72 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770072 Neigh.: Zone: R40 Vol: 782 Page: 543

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Feb-2023
Resident Land	.92	94,500				Sale price: 650,000
Resident Dwelling	1.00	348,390				Sale valid:
Resident Outbldg	1.00	2,380				Values
Resident Excess	.18	950				Mkt value :
						Cost value: 637,457
Summary			Utilities		Sales ratios	
Total assessments		446,220	Water	Connecticut	Cost/sale :	.9807
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		446,220	Gas	None	Assmt/sale:	.6865

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.180	7,500	1,350			1,350	945
Residual		7,841						
1.100 acres				Total land value			136,350	95,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	608
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	3,512
Exterior Cond	05	Good	# Living Units	1
			Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area		
Basement	Full with walk					1,360	334,600
Heating	Yes	A/C		Yes			9,580
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	12,000	
Attic	None	Attic size:					
Additions							118,324
Other Features	Mason Trim	WB	Stks				17,049
Sub-Total							491,553
Grade	B+	Factor		1.3500	663,597		
CDU		C&D	Factor	1.00	663,597		
Depreciation				25 %	497,698		
					Computed cost value @ 70%		348,389

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
L Living Area	BSMT Basement addition	144	2,654
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
L Living Area	BSMT Basement addition	120	2,211
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	FOFF Frame open first flo	252	15,353

Total additions 118,324

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	16	224	30.00	2002	C	6,720	50	3,400
Utility Shed									
Value at 70%	2,380				Value at 100%		3,400		

