

Property at 00084 HOLLISTER DRIVE

Prop ID 2770084

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

Administrative Information

Owner name: MASSEY DIANE & GREGORY
 Second name:
 Address: 84 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770084 Neigh.: Zone: R40 Vol: 781 Page: 295

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Dec-2022
Resident Land	.92	94,500				Sale price: 580,000
Resident Dwelling	1.00	232,170				Sale valid:
					Values	
Resident Excess	.11	580				Mkt value :
					Cost value: 467,500	
Summary			Utilities		Sales ratios	
Total assessments		327,250	Water	Connecticut	Cost/sale :	.8060
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		327,250	Gas	None	Assmt/sale:	.5642

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	.110	7,500	825			825	578
Residual		4,792						
		1.030 acres	Total land value				135,825	95,078

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	04	Fully finished w	Half Baths	1
Grade	43	B+	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	05	Living Area W/ A	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	
Interior Cond	06	Very Good	W/B openings	
Exterior Cond	06	Very Good	Actual Year Built: 2000	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,364	225,990
Basement	Full with walk			
Heating	Yes	A/C Yes		6,480
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas 11,500
Attic	Fully finished w/WH			Attic size: 528 22,464
Additions				32,493
Other Features	M Stks			28,649
Sub-Total				327,576
Grade	B+	Factor 1.3500		442,228
CDU		C&D Factor 1.00		442,228
Depreciation		25 %		331,671
Computed cost value @ 70%				232,170

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	552	24,250
L Living Area	FRFF	Frame first floor	72	8,243
Total additions				32,493

