

Property at 00251 HOLLISTER DRIVE

Prop ID 2770251

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Administrative Information

Owner name: MCCOY RACEL E & HARRISON G
Second name:
Address: 251 HOLLISTER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2770251 Neigh.: Zone: R40 Vol: 786 Page: 899

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2023
Resident Land	.92	94,500				Sale price: 503,000
Resident Dwelling	1.00	228,380				Sale valid:

Values

Resident Excess	.01	50				Mkt value :
						Cost value: 461,329

Summary

Total assessments	322,930	Water	Connecticut	Cost/sale :	.9172
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	322,930	Gas	CNG	Assmt/sale:	.6420

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	.010	7,500	75			75	53
Residual	436							

.930 acres Total land value 135,075 94,553

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size
Grade	40	B	Whirlpools Living area 2,712
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1984

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,040	272,110
Basement	Full			
Heating	Yes	A/C Yes		7,820
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				89,937
Other Features	WB Stks	Bsmt Gar		18,500

Sub-Total			398,367
Grade	B	Factor 1.2600	501,942
CDU		C&D Factor 1.00	501,942
Depreciation		35 %	326,262
		Computed cost value @ 70%	228,383

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	FRFF Frame first floor	560	64,109
L Living Area	BSMT Basement addition	560	10,320
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	AIR Air conditioning	560	1,702

Total additions 89,937

