

Property at 00006 HOLLISTER DRIVE

Prop ID 2770006

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Administrative Information

Owner name: TALIN PRISHA REV LIVING TRUST
 Second name:
 Address: 6 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770006 Neigh.: Zone: R30 Vol: 817 Page: 949

Assessments

Assmt category	Qty	Amount
Resident Land	.73	94,500
Resident Dwelling	1.00	167,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Nov-2017
 Sale price: 294,900
 Sale valid:

Values

Mkt value :
 Cost value: 373,843

Summary

Total assessments	261,690
Total exemptions	
Net assessment	261,690

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2677
 Mkt/sale :
 Assmt/sale: .8874

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.730	135,000	135,000			135,000	94,500
Primary Site		31,799						

.730 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	2,028
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	900	244,760
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					80,224
Other Features		WB Stks			6,750
Sub-Total					340,234
Grade	C+	Factor 1.0800			367,453
CDU		C&D Factor 1.00			367,453
Depreciation		35 %			238,844
Computed cost value @ 70%					167,191

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	228	26,102
L Living Area	BSMT Basement addition	228	4,202
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413

Total additions 80,224

