

Property at 00011 HOLLISTER DRIVE

Prop ID 2770011

Printed 06-Feb-2026 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SOUCY STEPHEN & LISA
 Second name:
 Address: 11 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770011 Neigh.: Zone: R30 Vol: 810 Page: 1121

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Dec-2025
Resident Land	.92	94,500				Sale price: 685,000
Resident Dwelling	1.00	322,970				Sale valid:
					Values	
Resident Excess	.05	260				Mkt value :
					Cost value: 596,757	
Summary			Utilities		Sales ratios	
Total assessments		417,730	Water	Connecticut		Cost/sale : .8712
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		417,730	Gas	None		Assmt/sale: .6098

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	.050	7,500	375			375	263
Residual		2,178						
							Values	
							Cost value: 596,757	
Summary			Utilities		Sales ratios			
Total assessments			Water	Connecticut			Cost/sale : .8712	
Total exemptions			Sewer	Septic			Mkt/sale :	
Net assessment			Gas	None			Assmt/sale: .6098	

.970 acres

Total land value

135,375

94,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				1,098	247,140
Basement	Full						
Heating	Yes	A/C Yes					7,100
Plumbing	3 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas		16,000
Attic	None		Attic size:				
Additions							268,826
Other Features		WB Stks	RR				24,293
Sub-Total							563,359
Grade	B		Factor 1.2600				709,832
CDU			C&D Factor 1.00				709,832
Depreciation			35 %				461,391
						Computed cost value @ 70%	322,974

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	BSMT Basement addition	272	5,012
L Living Area	AIR Air conditioning	272	827
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
G Garages	FRL Attached frame GT 65	745	33,377
L Living Area	FRFF Frame first floor	35	4,007
L Living Area	AIR Air conditioning	35	106
L Living Area	FRFF Frame first floor	1,116	127,761
L Living Area	BSMT Basement addition	1,116	20,566
L Living Area	AIR Air conditioning	1,116	3,393
P Porches, Patios, Decks	DECK Wood deck	688	18,225

Total additions 268,826

Scale: 1" = 11.16 feet