

Property at 00017 HOLLISTER DRIVE

Prop ID 2770017

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Administrative Information

Owner name: KONIPOL DON
Second name:
Address: 17 HOLLISTER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2770017 Neigh.: Zone: R40 Vol: 795 Page: 522

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	269,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jul-2024
Sale price: 725,000
Sale valid:

Values

Resident Excess		
.18	950	

Mkt value :
Cost value: 521,043

Summary

Total assessments	
364,730	
Total exemptions	
364,730	
Net assessment	

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7187
Mkt/sale :
Assmt/sale: .5031

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	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	4
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	1,120
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	624
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,436
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1980				

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full with walk		2,280	346,530
Heating	Yes	A/C Yes		9,880
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Other Features				23,000
				61,321
				65,096
Sub-Total				505,827
Grade	B-			
CDU		Factor 1.1700		591,818
Depreciation		C&D Factor 1.00		591,818
		35 %		384,682
		Computed cost value @ 70%		269,277

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	728	13,416
P Porches, Patios, Decks	FEFF Frame enclosed first	390	37,191
P Porches, Patios, Decks	F0FF Frame open first flo	25	1,523
P Porches, Patios, Decks	FEFF Frame enclosed first	30	2,861
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109
Total additions			61,321

