

Property at 00023 HOLLISTER DRIVE

Prop ID 2770023

Printed 06-Feb-2024 2:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHUMAKER JUSTIN D
 Second name:
 Address: 23 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770023 Neigh.: Zone: R40 Vol: 738 Page: 139

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 16-Mar-2020
Resident Dwelling	1.00	245,510			Sale price: 365,000
Resident Outbldg	1.00	210			Sale valid:

Values	
Mkt value :	
Cost value:	486,786

Summary

Summary		Utilities		Sales ratios	
Total assessments	340,750	Water	Connecticut	Cost/sale :	1.3337
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	340,750	Gas	None	Assmt/sale:	.9336

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	.100	7,500	750		750	525
Residual		4,356					

1.020 acres Total land value 135,750 95,025

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	1
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,000
Air Condition	01	Central Air	Living area	2,659
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1985				

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,148	293,200
Basement	Full with walk		
Heating	Yes A/C Yes		8,420
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p		9,000
Attic	None Attic size:		
Additions			79,062
Other Features	WB Stks RR		38,561
Sub-Total			428,243
Grade	B Factor 1.2600		539,586
CDU	C&D Factor 1.00		539,586
Depreciation	35 %		350,731
Computed cost value @ 70%			245,512

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	BSMT Basement addition	322	5,934
L Living Area	AIR Air conditioning	322	979
L Living Area	OVER Frame Overhang	41	3,755
L Living Area	AIR Air conditioning	41	125
P Porches, Patios, Decks	DECK Wood deck	304	8,053
G Garages	FR Attached frame LE 65	529	23,353

Total additions 79,062

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	4	5	20	30.00		C	600	50	300
Utility Shed									
Value at 70%		210	Value at 100%		300				

