

Property at 00030 HOLLISTER DRIVE

Prop ID 2770030

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

Administrative Information

Owner name: GILLARD AUDRA Y S
 Second name:
 Address: 30 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770030 Neigh.: Zone: R40 Vol: 405 Page: 812

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	197,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jun-2001
 Sale price: 341,000
 Sale valid: Y

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.11	580		417,943

Summary

Category	Amount
Total assessments	292,560
Total exemptions	
Net assessment	292,560

Utilities

Utility	Connecticut
Water	
Sewer	
Gas	

Sales ratios

Category	Ratio
Cost/sale	1.2256
Mkt/sale	
Assmt/sale	.8579

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	.110	7,500	825			825	578
Residual		4,792						

1.030 acres

Total land value

135,825

95,078

Building Valuation Summary

Category	Description	Area	Value
Dwelling	Frame 1 story w/bsmt	1,924	299,690
Basement	Full with walk		
Heating	Yes A/C Yes		8,560
Plumbing	3 F/B H/B 1 Add'l fix. Wh/p		10,500
Attic	None Attic size:		
Additions			16,576
Other Features	WB Stks Bsmt Gar		35,632

Category	Value
Sub-Total	370,958
Grade B-	434,021
CDU	434,021
Depreciation	282,114
Computed cost value @ 70%	197,480

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	206	5,457
P Porches, Patios, Decks	BPAT Brick/flagstone pati	330	7,525
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
P Porches, Patios, Decks	F0FF Frame open first flo	35	2,132

Total additions 16,576

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpeti	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	37	B-	
Garage	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	04	Living Area w/o	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1977

