

Property at 00057 HOLLISTER DRIVE

Prop ID 2770057

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Administrative Information

Owner name: CONNER STEVEN L & JANET M
 Second name:
 Address: P O BOX 1641
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770057 Neigh.: Zone: R40 Vol: 379 Page: 1035

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	266,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Dec-1999
 Sale price: 363,254
 Sale valid:

Values

Assmt category	Qty	Amount
Resident Excess	.06	320

Mkt value :
 Cost value: 516,857

Summary

Category	Amount
Total assessments	361,800
Total exemptions	
Net assessment	361,800

Utilities

Utility	Connecticut
Water	
Sewer	
Gas	

Sales ratios

Cost/sale : 1.4229
 Mkt/sale :
 Assmt/sale: .9960

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres Total land value 135,450 94,815

Building Valuation Summary

Category	Value	Area
Dwelling	Frame 2 story w/bsmt	1,348
Basement	Full with walk	
Heating	Yes A/C Yes	9,520
Plumbing	2 F/B 1 H/B 2 Add'l fix. 1 Wh/p	12,000
Attic	None Attic size:	
Additions		71,902
Other Features	WB Stks	6,750

Category	Value
Sub-Total	432,432
Grade B	Factor 1.2600
CDU	C&D Factor 1.00
Depreciation	30 %
Computed cost value @ 70%	266,984

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	144	2,654
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	308	20,631
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	DECK Wood deck	281	7,444

Total additions 71,902

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 2 Rec Room Size
Grade	40	B	Whirlpools 1 Living area 3,148
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1999

