

Property at 00060 HOLLISTER DRIVE

Prop ID 2770060

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Administrative Information

Owner name: KSIAZAK DANIEL JAN AND
 Second name: DESMARAIIS DANIELLE SARAH
 Address: 60 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770060 Neigh.: Zone: R40 Vol: 811 Page: 761

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	354,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jan-2026
 Sale price: 850,000
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.37	1,940		644,386

Summary

Category	Amount
Total assessments	451,070
Total exemptions	
Net assessment	451,070

Utilities

Utility	Connecticut
Water	
Sewer	
Gas	

Sales ratios

Category	Ratio
Cost/sale	.7581
Mkt/sale	
Assmt/sale	.5307

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	.370	7,500	2,775			2,775	1,943
Residual		16,117						

1.290 acres

Total land value

137,775

96,443

Building Valuation Summary

Category	Value	Area
Dwelling	315,070	1,260
Basement		
Heating	9,030	
Plumbing	9,000	
Attic		
Additions	39,165	
Other Features	3,000	

Category	Value
Sub-Total	375,265
Grade	506,608
CDU	506,608
Depreciation	506,608
Computed cost value @ 70%	354,626

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	DECK Wood deck	120	3,179

Total additions 39,165

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
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/Carpet	
Heating System	02	Forced Hot Air	
Fuel	07	Propane Gas	
Attic	99	None	
Grade	43	B+	
Garage	22	Attached 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2025

