

Property at 00063 HOLLISTER DRIVE

Prop ID 2770063

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Administrative Information

Owner name: AUSTIN JANE & LINT GEOFF
 Second name:
 Address: 63 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770063 Neigh.: Zone: R40 Vol: 799 Page: 240

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	282,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Aug-1986
 Sale price: 294,400
 Sale valid:

Values

Mkt value :
 Cost value: 538,143

Summary

Total assessments	376,700
Total exemptions	
Net assessment	376,700

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.8279
 Mkt/sale :
 Assmt/sale: 1.2796

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	.020	7,500	150		150	105
Residual	871						

.940 acres

Total land value

135,150

94,605

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	309,210
Basement	Full		1,230	
Heating	Yes	A/C Yes		8,870
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				150,465
Other Features	WB Stks			13,500

Sub-Total		492,045
Grade B	Factor 1.2600	619,977
CDU	C&D Factor 1.00	619,977
Depreciation	35 %	402,985
	Computed cost value @ 70%	282,090

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	216	13,160
L Living Area	OVER Frame Overhang	41	3,755
L Living Area	AIR Air conditioning	41	125
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	BSMT Basement addition	540	9,951
L Living Area	FATT Full finished attic	540	19,504
L Living Area	AIR Air conditioning	540	1,642
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	AIR Air conditioning	64	195
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799
G Garages	FR Attached frame LE 65	576	25,187

Total additions 150,465

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	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,375
Exterior Cond	05	Good	Whirlpools
			Saunas
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1986

