

Property at 00066 HOLLISTER DRIVE

Prop ID 2770066

Printed 05-Sep-2025 4:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUENTHER DAVID H &
Second name: GUENTHER MARI PATIENCE
Address: 66 HOLLISTER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2770066 Neigh.: Zone: R40 Vol: 806 Page: 1027

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	286,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Aug-2025
Sale price: 730,000
Sale valid:

Values

Resident Excess	.21	1,100

Summary

Total assessments	381,890
Total exemptions	
Net assessment	381,890

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7473
Mkt/sale :
Assmt/sale: .5231

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	.210	7,500	1,575			1,575	1,103
Residual		9,148						

1.130 acres

Total land value

136,575

95,603

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			2,544	381,280
Basement	Full					
Heating	Yes	A/C Yes				10,860
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None		Attic size:			
Additions						86,974
Other Features		WB Stks				6,750

Sub-Total						499,364
Grade	B	Factor 1.2600				629,199
CDU		C&D Factor 1.00				629,199
Depreciation		35 %				408,979
		Computed cost value @ 70%				286,285

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	575	38,516
P Porches, Patios, Decks	F0FF Frame open first flo	18	1,097
P Porches, Patios, Decks	CPAT Concrete patio	810	6,904
L Living Area	AIR Air conditioning	575	1,748

Total additions 86,974

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
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 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	40	B	Whirlpools Living area 3,119
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	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: 1988

Scale: 1" = 9.65 feet

