

Property at 00087 HOLLISTER DRIVE

Prop ID 2770087

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Administrative Information

Owner name: FLYNN-SHAYLER ROSE A
 Second name:
 Address: 87 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770087 Neigh.: Zone: R40 Vol: 603 Page: 250

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Jul-2003
Resident Land	.92	94,500				Sale price: 645,000
Resident Dwelling	1.00	389,930				Sale valid:
					Values	
Resident Excess	1.12	5,880				Mkt value :
						Cost value: 700,443
Summary			Utilities		Sales ratios	
Total assessments		490,310	Water	Connecticut	Cost/sale :	1.0860
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		490,310	Gas	None	Assmt/sale:	.7602

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	1.120	7,500	8,400			8,400	5,880
Residual		48,787						
2.040 acres		Total land value		143,400			100,380	

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	864
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,548
			# Living Units	
			M/F stacks	2
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2000	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,318
Basement	Full		326,400
Heating	Yes	A/C Yes	9,350
Plumbing	2 F/B	1 H/B 3 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			12,500
Other Features	Mason Trim WB Stks M Stks		136,588
			27,385
Sub-Total			512,223
Grade	A-	Factor 1.4500	742,723
CDU		C&D Factor 1.00	742,723
Depreciation		25 %	557,042
Computed cost value @ 70%			389,929

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	592	39,655
L Living Area	AIR Air conditioning	592	1,800
P Porches, Patios, Decks	DECK Wood deck	384	10,172
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
L Living Area	FRFF Frame first floor	24	2,748

Total additions 136,588

