

Property at 00100 HOLLISTER DRIVE

Prop ID 2770100

Printed 06-Aug-2026 3:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHAUHAN PAWAN KUMAR &
 Second name: BHADAURIA RINASHA
 Address: 100 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 06 059
 Lot: 2770100 Neigh.: Zone: R40 Vol: 816 Page: 908

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	323,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jul-2026
 Sale price: 760,000
 Sale valid:

Values

Mkt value :
 Cost value: 606,414

Summary

Total assessments	424,490	
Total exemptions		
Net assessment	424,490	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : .7979
 Mkt/sale :
 Assmt/sale: .5585

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	2.550	7,500	19,125	.50	9,563	6,694
Residual		111,078					

3.470 acres

Total land value

144,563

101,194

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,308	324,440
Basement	Full with walk			
Heating	Yes	A/C Yes		9,300
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:		
Additions				72,213
Other Features	WB Stks			6,750

Sub-Total		424,703
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	615,819
Depreciation	25 %	461,864
	Computed cost value @ 70%	323,305

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	DECK Wood deck	180	4,768

Total additions 72,213

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
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	07	Propane Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	47	A-	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,144
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			Saunas
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 2004

