

Property at 00195 HOLLISTER DRIVE

Prop ID 2770195

Printed 06-Feb-2024 2:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SOLANO ELIZABETH
Second name:
Address: 195 HOLLISTER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2770195 Neigh.: Zone: R40 Vol: 585 Page: 459

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	231,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jun-1996
Sale price:
Sale valid:

Values

Resident Excess	.08	420

Mkt value :
Cost value: 466,443

Summary

Total assessments	326,510	
Total exemptions		
Net assessment	326,510	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	.080	7,500	600		600	420
Residual	3,485						

1.000 acres

Total land value

135,600

94,920

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
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 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 2 Rec Room Size
Grade	40	B	Whirlpools Living area 2,564
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1982

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,092	282,260
Basement	Full				
Heating	Yes	A/C Yes			8,110
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	9,500
Attic	None		Attic size:		
Additions					90,589
Other Features		WB Stks			13,500

Sub-Total			403,959
Grade	B	Factor 1.2600	508,988
CDU		C&D Factor 1.00	508,988
Depreciation		35 %	330,842
		Computed cost value @ 70%	231,589

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	528	23,314
L Living Area	FRFF	Frame first floor	320	36,634
L Living Area	BSMT	Basement addition	320	5,897
L Living Area	AIR	Air conditioning	320	973
P Porches, Patios, Decks	DECK	Wood deck	576	15,258
L Living Area	FRFF	Frame first floor	60	6,869
L Living Area	AIR	Air conditioning	60	182
P Porches, Patios, Decks	FOFF	Frame open first flo	24	1,462

Total additions 90,589

