

Property at 00204 HOLLISTER DRIVE

Prop ID 2770204

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

Administrative Information

Owner name: JUNGER LUKASZ & JENNIFER A
 Second name:
 Address: 204 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770204 Neigh.: Zone: R40 Vol: 716 Page: 497

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	237,850

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jan-2018
 Sale price: 525,000
 Sale valid:

Values

Mkt value :
 Cost value: 475,157

Summary

Total assessments	332,610
Total exemptions	
Net assessment	332,610

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9051
 Mkt/sale :
 Assmt/sale: .6335

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	.050	7,500	375			375	263
Residual	2,178							

.970 acres

Total land value

135,375

94,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	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	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,748
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1981				

Building Valuation Summary

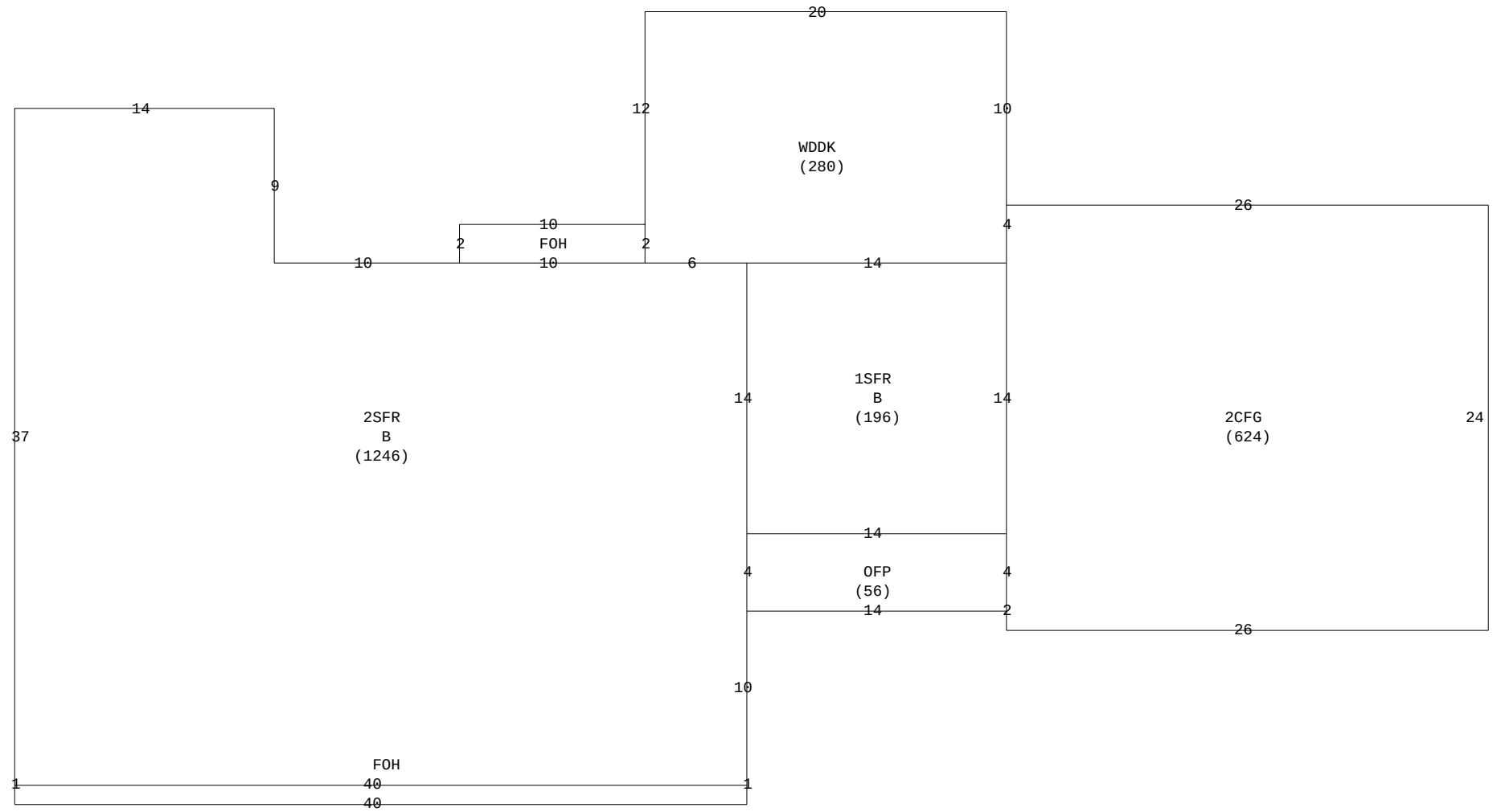
Dwelling	Frame	2 story w/bsmt	Area	312,340
Basement	Full		1,246	
Heating	Yes	A/C Yes		8,960
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:	Saunas	
Additions				70,583
Other Features		WB Stks		13,500

Sub-Total		414,883
Grade B	Factor 1.2600	522,753
CDU	C&D Factor 1.00	522,753
Depreciation	35 %	339,789
	Computed cost value @ 70%	237,852

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	DECK Wood deck	294	7,788
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	AIR Air conditioning	196	596
L Living Area	AIR Air conditioning	60	182

Total additions 70,583



Total remod adj depreciation