

Property at 00207 HOLLISTER DRIVE

Prop ID 2770207

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Administrative Information

Owner name: FLECKENSTEIN ERIC S &
Second name: SMITH JESSICA M
Address: 207 HOLLISTER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2770207 Neigh.: Zone: R40 Vol: 804 Page: 947

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	236,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Jun-2025
Sale price: 605,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.10	530			474,300

Summary

Total assessments	332,010
Total exemptions	
Net assessment	332,010

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :	.7840
Mkt/sale :	
Assmt/sale:	.5488

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	.100	7,500	750		750	525
Residual	4,356						

1.020 acres

Total land value

135,750

95,025

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	290,460
Basement	Full		1,134	
Heating	Yes	A/C Yes		8,340
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				92,065
Other Features		WB Stks		13,500

Sub-Total	413,365	
Grade B	Factor 1.2600	520,840
CDU	C&D Factor 1.00	520,840
Depreciation	35 %	338,546
	Computed cost value @ 70%	236,982

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	290	7,682
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	BSMT Basement addition	396	7,297
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	AIR Air conditioning	396	1,204

Total additions 92,065

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 8 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	Addtn'l fixtures 1 Rec Room Size
Grade	40	B	Whirlpools Living area 2,664
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: 1981

