

Property at 00221 HOLLISTER DRIVE

Prop ID 2770221

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Administrative Information

Owner name: KOSTYUN REGINA O & KYLE J
Second name:
Address: 221 HOLLISTER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2770221 Neigh.: Zone: R40 Vol: 704 Page: 197

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Nov-2016
Resident Land	.92	94,500				Sale price: 338,000
Resident Dwelling	1.00	207,790				Sale valid:
					Values	
Resident Excess	.12	630				Mkt value : Cost value: 432,743
Summary			Utilities		Sales ratios	
Total assessments		302,920	Water	Connecticut	Cost/sale :	1.2803
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		302,920	Gas	CNG	Assmt/sale:	.8962

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	.120	7,500	900			900	630
Residual		5,227						
1.040 acres				Total land value			135,900	95,130

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,053	274,640
Basement	Full with walk						
Heating	Yes	A/C	Yes				7,890
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							50,477
Other Features		WB Stks	RR				20,932
Sub-Total							362,439
Grade	B		Factor 1.2600				456,673
CDU			C&D Factor 1.00				456,673
Depreciation			35 %				296,837
Computed cost value @ 70%							207,786

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	30	2,861
P Porches, Patios, Decks	DECK Wood deck	340	9,007
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
G Garages	FR Attached frame LE 65	593	25,850
Total additions			50,477

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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	07	Hydro Air	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	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Addtn'l fixtures	
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size	644
Air Condition	06	Ductless Split U	Living area	2,106
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1984	

