

Property at 00238 HOLLISTER DRIVE

Prop ID 2770238

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Administrative Information

Owner name: FIORI GREGORY J &
 Second name: CHRISTINE
 Address: 238 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770238 Neigh.: Zone: R40 Vol: 463 Page: 1074

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-May-2003
Resident Land	.92	94,500				Sale price: 363,500
Resident Dwelling	1.00	241,280				Sale valid: Y
Resident Outbldg	1.00	840				Values
					Mkt value :	
					Cost value:	480,886
Summary			Utilities		Sales ratios	
Total assessments		336,620	Water	Connecticut	Cost/sale :	1.3229
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		336,620	Gas	CNG	Assmt/sale:	.9261

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						
		.920 acres		Total land value			135,000	94,500

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	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,232	309,600
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	12,000
Attic	None	Attic size:			
Additions					67,549
Other Features	WB Stks	RR	Bsmt Gar		31,713
Sub-Total					420,862
Grade	B	Factor 1.2600			530,286
CDU		C&D Factor 1.00			530,286
Depreciation		35 %			344,686
Computed cost value @ 70%					241,280

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
P Porches, Patios, Decks	DECK Wood deck	216	5,722
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
L Living Area	OVER Frame Overhang	30	2,748
Total additions			67,549

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		840	Value at 100%		1,200				

