

Property at 00245 HOLLISTER DRIVE

Prop ID 2770245

Printed 06-Feb-2024 2:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VIRUEGA-MANGIN PABLO &
 Second name: VALENZUELA RUTH Y GONZALEZ
 Address: 245 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2770245 Neigh.: Zone: R40 Vol: 751 Page: 424

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	257,710

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Sep-2012
 Sale price: 410,000
 Sale valid:

Values

Mkt value :
 Cost value: 503,686

Summary

Total assessments	352,580	
Total exemptions		
Net assessment	352,580	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.2285
 Mkt/sale :
 Assmt/sale: .8600

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	.070	7,500	525			525	368
Residual		3,049						

.990 acres Total land value 135,525 94,868

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	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,945
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,246	312,340
Basement	Full with walk				
Heating	Yes	A/C Yes			8,960
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	15,000
Attic	None		Attic size:		
Additions					99,718
Other Features		WB Stks			13,500

Sub-Total				449,518
Grade	B	Factor 1.2600		566,393
CDU		C&D Factor 1.00		566,393
Depreciation		35 %		368,155
		Computed cost value @ 70%		257,709

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
L Living Area	AIR Air conditioning	196	596
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FRL Attached frame GT 65	784	35,125
L Living Area	FRFF Frame first floor	195	22,324
P Porches, Patios, Decks	DECK Wood deck	242	6,411
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122

Total additions 99,718

