

Property at 00246 HOLLISTER DRIVE

Prop ID 2770246

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Administrative Information

Owner name: DOUMIT HABIB
 Second name:
 Address: 246 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2770246 Neigh.: Zone: R40 Vol: 766 Page: 1171

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	227,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Oct-2021
 Sale price: 415,000
 Sale valid:

Values

Mkt value :
 Cost value: 459,657

Summary

Total assessments	321,760
Total exemptions	
Net assessment	321,760

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1076
 Mkt/sale :
 Assmt/sale: .7753

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	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	2
Garage	12	Basement 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	1
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	2,728
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,040	272,110
Basement	Full				
Heating	Yes	A/C Yes			7,820
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					88,978
Other Features	WB Stks		Bsmt Gar		18,500
Sub-Total					396,408
Grade	B	Factor 1.2600			499,474
CDU		C&D Factor 1.00			499,474
Depreciation		35 %			324,658
Computed cost value @ 70%					227,261

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	220	5,828
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615

Total additions 88,978

