

Property at 00261 HOLLISTER DRIVE

Prop ID 2770261

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Administrative Information

Owner name: BISWAS ANSHUPATI & MAYURI
 Second name:
 Address: 261 HOLLISTER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2770261 Neigh.: Zone: R40 Vol: 685 Page: 549

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-May-2015
Resident Land	.92	94,500				Sale price: 438,500
Resident Dwelling	1.00	238,040				Sale valid:
					Values	
Resident Excess	.49	2,570			Mkt value :	
					Cost value:	478,729
Summary			Utilities		Sales ratios	
Total assessments		335,110	Water	Connecticut	Cost/sale :	1.0917
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		335,110	Gas	CNG	Assmt/sale:	.7642

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	.490	7,500	3,675			3,675	2,573
Residual		21,344						
				1.410 acres	Total land value		138,675	97,073

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,026	269,370
Basement	Full with walk				
Heating	Yes	A/C Yes			7,740
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					107,819
Other Features		WB Stks	RR		21,284
Sub-Total					415,213
Grade	B	Factor 1.2600			523,168
CDU		C&D Factor 1.00			523,168
Depreciation		35 %			340,059
Computed cost value @ 70%					238,041

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	399	10,570
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	BSMT Basement addition	450	8,293
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
L Living Area	OVER Frame Overhang	38	3,480
G Garages	FR Attached frame LE 65	576	25,187
Total additions			107,819

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
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	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	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	660
Interior Cond	05	Good	Living area	2,540
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1984				

