

Property at 00006 HOLLY LANE

Prop ID 2780006

Printed 06-Feb-2024 2:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RAMIREZ RAUL VALDES AND
 Second name: BASALDUA NURIA J MALDONADO
 Address: 6 HOLLY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2780006 Neigh.: Zone: R40 Vol: 742 Page: 724

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	291,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jul-2020
 Sale price: 510,000
 Sale valid:

Values

Mkt value :
 Cost value: 566,900

Summary

Total assessments	396,830
Total exemptions	
Net assessment	396,830

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1116
 Mkt/sale :
 Assmt/sale: .7781

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.050	7,500	375			375	263
Residual		2,178						

.970 acres

Total land value

150,375

105,263

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	323,270
Basement	Full		1,302	
Heating	Yes	A/C Yes		9,260
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				100,815
Other Features	WB Stks	RR		24,827

Sub-Total		474,672
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	640,807
Depreciation	35 %	416,525
	Computed cost value @ 70%	291,568

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	364	9,642
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
G Garages	FRL Attached frame GT 65	676	30,286
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	BPAT Brick/flagstone pati	602	13,728

Total additions 100,815

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	14	Salt Box	
Exterior Walls	01	Clapboards	
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	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Dormer linear f 32
Attic	99	None	Masonry trim sf
Grade	43	B+	Half Baths 1
Garage	22	Attached 2 car	Finish bsmt sz
Area Over Gar.	99	None	Addtn'l fixtures 1
Basement	01	Full	Rec Room Size 452
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools 1
Air Condition	01	Central Air	Living area 2,926
Interior Cond	05	Good	# Living Units
Exterior Cond	05	Good	

Actual Year Built: 1978

