

Property at 00007 HOLLY LANE

Prop ID 2780007

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Administrative Information

Owner name: NEEDHAM DOUGLAS P AND
 Second name: SARAH E
 Address: 7 HOLLY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2780007 Neigh.: Zone: R40 Vol: 682 Page: 394

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Feb-2015
Resident Land	.92	105,000				Sale price: 385,000
Resident Dwelling	1.00	275,050				Sale valid:
					Values	
Resident Excess	.05	260			Mkt value :	
					Cost value:	543,300
Summary			Utilities		Sales ratios	
Total assessments		380,310	Water	Connecticut	Cost/sale :	1.4112
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		380,310	Gas	None	Assmt/sale:	.9878

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	1,053	274,640
Basement	Full				
Heating	Yes	A/C Yes			7,890
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas	9,500
Attic	None	Attic size:			
Additions					129,040
Other Features	WB Stks	RR			26,713
Sub-Total					447,783
Grade	B+	Factor 1.3500			604,507
CDU		C&D Factor 1.00			604,507
Depreciation		35 %			392,930
Computed cost value @ 70%					275,051

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	39	3,572
L Living Area	FRFF Frame first floor	180	20,607
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	BSMT Basement addition	480	8,845
G Garages	FRL Attached frame GT 65	676	30,286
L Living Area	AIR Air conditioning	480	1,459
L Living Area	AIR Air conditioning	180	547

Total additions 129,040

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	05	Good	Living area	2,805
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1978				

