

Property at 00015 HOLLY LANE

Prop ID 2780015

Printed 09-Jan-2026 12:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PELLOW JAMES A AND
 Second name: HINCKLEY SHARON A
 Address: 15 HOLLY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2780015 Neigh.: Zone: R40 Vol: 171 Page: 500

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jun-1986
Resident Land	.92	105,000	AAA	Veteran	1,000	Sale price: 210,000
Resident Dwelling	1.00	191,520	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	
Resident Excess .19 1,000					Values	
					Mkt value :	
					Cost value: 425,029	
Summary			Utilities		Sales ratios	
Total assessments		297,520	Water	Connecticut	Cost/sale :	2.0239
Total exemptions		11,500	Sewer	Septic	Mkt/sale :	
Net assessment		286,020	Gas	None	Assmt/sale:	1.4168

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	.190	7,500	1,425			1,425	998
Residual		8,276						
1.110 acres				Total land value			151,425	105,998

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				864	237,730
Basement	Full						
Heating	Yes	A/C Yes					6,850
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							74,229
Other Features		WB Stks					6,750
Sub-Total							334,059
Grade	B	Factor 1.2600					420,914
CDU		C&D Factor 1.00					420,914
Depreciation		35 %					273,594
Computed cost value @ 70%							191,516

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	264	2,250
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	AIR Air conditioning	336	1,021
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109
G Garages	FR Attached frame LE 65	576	25,187
Total additions			74,229

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

