

Property at 00018 HOLLY LANE

Prop ID 2780018

Printed 06-Feb-2024 2:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REAGAN MICHAEL P &
Second name: KATHLEEN A
Address: 18 HOLLY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2780018 Neigh.: Zone: R40 Vol: 436 Page: 86

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	260,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Aug-2002
Sale price: 461,000
Sale valid: Y

Values

Mkt value :
Cost value: 521,600

Summary

Total assessments	365,120
Total exemptions	
Net assessment	365,120

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1315
Mkt/sale :
Assmt/sale: .7920

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						

.920 acres Total land value 150,000 105,000

Building Valuation Summary

			Area			
Dwelling	Frame	2 story w/bsmt	1,064	276,790		
Basement	Full with walk					
Heating	Yes	A/C Yes		7,950		
Plumbing	2 F/B	2 H/B	2 Add'l fix.	Wh/p	Saunas	13,000
Attic	None		Attic size:			
Additions						142,492
Other Features		WB Stks				13,500

Sub-Total			453,732
Grade	B	Factor 1.2600	571,702
CDU		C&D Factor 1.00	571,702
Depreciation		35 %	371,606
		Computed cost value @ 70%	260,124

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	586	67,086
L Living Area	BSMT Basement addition	586	10,799
L Living Area	AIR Air conditioning	586	1,781
P Porches, Patios, Decks	DECK Wood deck	520	13,775
G Garages	FRL Attached frame GT 65	676	30,286
L Living Area	AIR Air conditioning	52	158

Total additions 142,492

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,906
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1978	

