

Property at 00015 HOLLY LANE

Prop ID 2780015

Printed 02-May-2015 6:42 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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	864	176,540	
Basement	Full					
Heating	Yes	A/C Yes			5,350	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	6,000
Attic	None		Attic size:			
Additions					53,000	
Other Features	WB Stks		Unfin	3,500	5,000	
Sub-Total					245,890	
Grade	B	Factor 1.2600			309,820	
CDU		C&D Factor 1.00			309,820	
Depreciation		35 %			201,380	
Computed cost value @ 70%					140,970	

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Jun-1986
Resident Land	.92	94,500	Veteran	1,000	Sale price: 210,000
Resident Dwelling	1.00	140,970	Add Vet	500	Sale valid:
Resident Excess	.19	1,000			Values
					Mkt value :
					Cost value: 337,810
Summary		Utilities		Sales ratios	
Total assessments	236,470	Water	Avon	Cost/sale :	1.6086
Total exemptions	1,500	Sewer	Septic	Mkt/sale :	
Net assessment	234,970	Gas		Assmt/sale:	1.1260

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	.190	7,500	1,425		1,425	1,000
Residual		8,276					
1.110 acres				Total land value		136,425	95,500

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	264	1,600
L Living Area	FRFF Frame first floor	336	27,100
L Living Area	AIR Air conditioning	336	700
P Porches, Patios, Decks	FOFF Frame open first flo	64	2,800
L Living Area	OVER Frame Overhang	36	2,300
L Living Area	AIR Air conditioning	36	100
G Garages	FR Attached frame LE 65	576	18,400
Total additions			53,000

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	02	Forced Hot Air	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	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	Living area 2,100
Exterior Cond	05	Good	Saunas	# Living Units
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1976				

