

# 213 HOLLY DALE ROAD

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**Location** 213 HOLLY DALE ROAD

**Mblu** 120/ 27/ / /

**Acct#** 09331

**Owner** JOHNSTON TARA & JEFFREY  
(SV)

**Assessment** \$551,250

**Appraisal** \$787,500

**PID** 8884

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$412,500	\$375,000	\$787,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$288,750	\$262,500	\$551,250

## Owner of Record

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**Owner** JOHNSTON TARA & JEFFREY (SV)

**Sale Price** \$680,000

**Co-Owner**

**Certificate**

**Care Of**

**Book & Page** 5754/0241

**Address** 213 HOLLY DALE ROAD  
FAIRFIELD, CT 06824-2231

**Sale Date** 03/11/2019  
**Instrument** 00  
**Qualified** Q

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JOHNSTON TARA & JEFFREY (SV)	\$680,000		5754/0241	00	03/11/2019
KHACHIAN ELISA & GARY TRS	\$0		4426/0040	02	03/24/2010
KHACHIAN ELISAA	\$0		2581/0315		08/21/2002
KHACHIAN RICHARD & ELISAA	\$0		0537/0243		02/25/1969

### Building Information

#### Building 1 : Section 1

**Year Built:** 1971  
**Living Area:** 3,096  
**Replacement Cost:** \$528,229  
**Building Percent Good:** 77  
**Replacement Cost**  
**Less Depreciation:** \$406,700

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	05

Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
FCPZ	
Num Park	
Fireplaces	
Fndtn Cndtn	

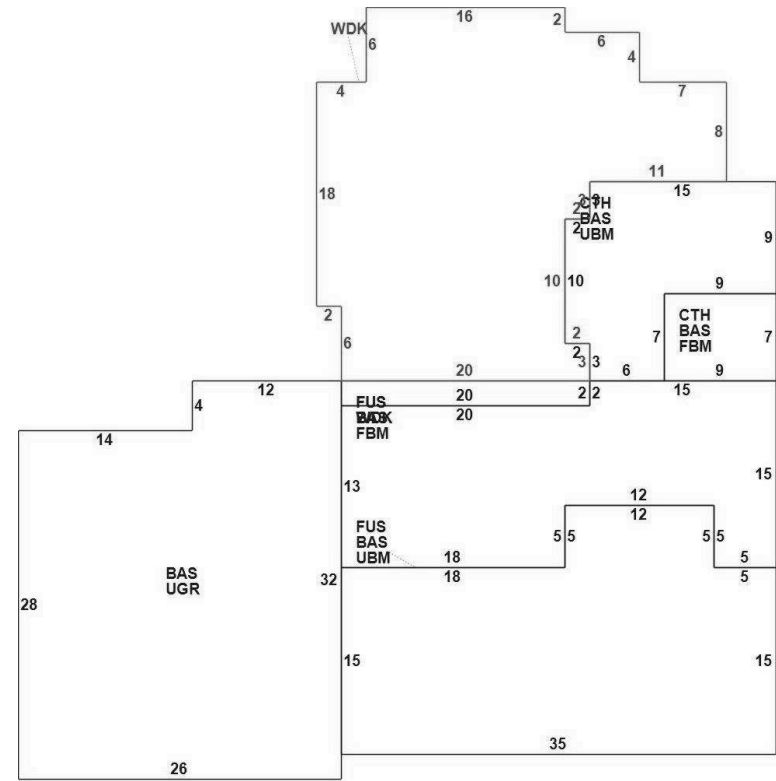
## Building Photo



([https://images.vgsi.com/photos2/FairfieldCTPhotos/\A0074\IMG\\_6948\\_743](https://images.vgsi.com/photos2/FairfieldCTPhotos/\A0074\IMG_6948_743))

Basement

## Building Layout



(ParcelSketch.ashx?pid=8884&bid=8665)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	2,046	2,046
FUS	Upper Story, Finished	1,050	1,050
CTH	Cathedral Ceiling	260	0
FBM	Basement, Finished	488	0
UBM	Basement, Unfinished	782	0
UGR	Garage, Under	776	0

WDK	Deck, Wood	744	0
		6,146	3,096

### Extra Features

Extra Features				
Code	Description	Size	Value	Bldg #
FPL3	2.0 STORY FIREPLACE	1.00 UNITS	\$5,800	1

### Land

#### Land Use

**Use Code** 1010  
**Description** Single Fam Residential  
**Zone** AA  
**Neighborhood** 0075  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Sqr Feet)** 46174  
**Depth** 0  
**Assessed Value** \$262,500  
**Appraised Value** \$375,000

### Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

### Valuation History

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