

Property at 00051 HAYNES ROAD

Prop ID 2600051

Printed 07-May-2025 3:16 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: REDMAN JEFFREY J & PAMELA G  
Second name:  
Address: 51 HAYNES ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 029 Clerk map:  
Lot: 2600051 Neigh.: Zone: R30 Vol: 788 Page: 700

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 94,500  |
| Resident Dwelling | 1.00 | 204,620 |
| Resident Outbldg  | 3.00 | 31,780  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 27-Sep-2023  
Sale price: 350,000  
Sale valid:

## Values

Mkt value :  
Cost value: 476,686

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 333,680 |
| Total exemptions  |         |
| Net assessment    | 333,680 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.3620  
Mkt/sale :  
Assmt/sale: .9534

## 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     | .530       | 7,500   | 3,975   |      |      | 3,975   | 2,783     |
| Residual     | 23,087 |            |         |         |      |      |         |           |

1.450 acres

Total land value

138,975

97,283

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 |
| Grade          | 33   | C+               | Whirlpools              |   |
| Garage         | 32   | Detached 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  | 06   | Very Good        |                         |   |
| Exterior Cond  | 06   | Very Good        | Actual Year Built: 1960 |   |

## Building Valuation Summary

| Dwelling       | Frame | 1 story w/bsmt     | Area<br>1,300 | 217,570 |
|----------------|-------|--------------------|---------------|---------|
| Basement       | Full  |                    |               |         |
| Heating        | Yes   | A/C Yes            |               | 6,240   |
| Plumbing       | 2 F/B | 1 H/B 1 Add'l fix. | Wh/p          | 9,000   |
| Attic          | None  | Attic size:        |               |         |
| Additions      |       |                    |               | 98,768  |
| Other Features |       | WB Stks            |               | 6,750   |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 338,328 |
| Grade        | C+ | Factor 1.0800             |  | 365,394 |
| CDU          |    | C&D Factor 1.00           |  | 365,394 |
| Depreciation |    | 20 %                      |  | 292,315 |
|              |    | Computed cost value @ 70% |  | 204,621 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 132  | 8,042  |
| L Living Area            | FRFF Frame first floor    | 252  | 28,849 |
| L Living Area            | AIR Air conditioning      | 252  | 766    |
| L Living Area            | FRFF Frame first floor    | 520  | 59,530 |
| L Living Area            | AIR Air conditioning      | 520  | 1,581  |

Total additions 98,768

## Outbuilding Information

| Description              | Wid | Len | Area | Rate  | Year | Cnd | RCN    | Depr | Value  |
|--------------------------|-----|-----|------|-------|------|-----|--------|------|--------|
| RG1 Frame or Con         | 24  | 24  | 576  | 55.95 |      | C   | 32,227 | 50   | 16,100 |
| Block Detach Garage      |     |     |      |       |      |     |        |      |        |
| RS1 Frame                | 10  | 16  | 160  | 30.00 | 2024 | C   | 4,800  | 50   | 2,400  |
| Utility Shed             |     |     |      |       |      |     |        |      |        |
| RP1 Pool w/ Plastic Linr | 18  | 36  | 648  | 74.05 |      | C   | 47,984 | 50   | 24,000 |

Value at 70% 29,750

Value at 100% 42,500

