

Property at 00004 HAYNES ROAD

Prop ID 2600004

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Administrative Information

Owner name: PUGSLEY PETER E AND
 Second name: VAILLANCOURT-PUGSLEY LAURIE
 Address: 4 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2600004 Neigh.: Zone: R30 Vol: 358 Page: 133

Assessments

Assmt category	Qty	Amount
Resident Land	.73	94,500
Resident Dwelling	1.00	112,360
Resident Outbldg	1.00	5,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Oct-1998
 Sale price: 144,000
 Sale valid:

Values

Mkt value :
 Cost value: 303,114

Summary

Total assessments	212,180
Total exemptions	
Net assessment	212,180

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 2.1050
 Mkt/sale :
 Assmt/sale: 1.4735

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.730	135,000	135,000			135,000	94,500
Primary Site		31,799						

.730 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	04	Radiant	Full Baths	1
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	816	153,880
Basement	Full				
Heating	Yes	A/C Yes			4,440
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					43,766
Other Features	Mason Trim	WB Stks			23,074

Sub-Total					228,660
Grade	C+	Factor 1.0800			246,953
CDU		C&D Factor 1.00			246,953
Depreciation		35 %			160,519
		Computed cost value @ 70%			112,363

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	154	17,630
G Garages	FR Attached frame LE 65	420	19,100
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568
L Living Area	AIR Air conditioning	154	468

Total additions 43,766

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	20	400	30.00	2012	B	15,120	50	7,600
Utility Shed									
Value at 70%			5,320				Value at 100%		7,600

