

Property at 00017 HAYNES ROAD

Prop ID 2600017

Printed 06-Feb-2024 12:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KRISTIE VIRGINIA AND
 Second name: JAMES
 Address: 17 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600017 Neigh.: Zone: R30 Vol: 261 Page: 1030

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Oct-1986
Resident Land	.92	94,500				Sale price: 142,000
Resident Dwelling	1.00	173,560				Sale valid:
					Values	
Resident Excess	.34	1,790			Mkt value :	
					Cost value:	385,500
Summary			Utilities		Sales ratios	
Total assessments		269,850	Water	Connecticut	Cost/sale :	2.7148
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		269,850	Gas	None	Assmt/sale:	1.9004

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	.340	7,500	2,550			2,550	1,785
Residual		14,810						
1.260 acres				Total land value			137,550	96,285

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	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,964
Garage	22	Attached 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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,288	215,990
Basement	Full			
Heating	Yes	A/C Yes		6,200
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				114,263
Other Features		WB Stks		6,750
Sub-Total				353,203
Grade	C+	Factor 1.0800		381,459
CDU		C&D Factor 1.00		381,459
Depreciation		35 %		247,948
Computed cost value @ 70%				173,564

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	FRFF Frame first floor	212	24,270
L Living Area	FRFF Frame first floor	24	2,748
G Garages	FR Attached frame LE 65	504	22,378
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	DECK Wood deck	442	11,709
L Living Area	AIR Air conditioning	440	1,338
L Living Area	AIR Air conditioning	212	644
L Living Area	AIR Air conditioning	24	73

Total additions 114,263

