

Property at 00018 HAYNES ROAD

Prop ID 2600018

Printed 05-Oct-2026 8:30 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FUHS LEAH M
 Second name:
 Address: 18 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2600018 Neigh.: Zone: R30 Vol: 751 Page: 922

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Dec-2020
Resident Land	.92	94,500				Sale price: 300,000
Resident Dwelling	1.00	168,330				Sale valid:
					Values	
Resident Excess	.23	1,210			Mkt value :	
					Cost value:	377,200
Summary			Utilities		Sales ratios	
Total assessments		264,040	Water	Connecticut	Cost/sale :	1.2573
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		264,040	Gas	None	Assmt/sale:	.8801

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	.230	7,500	1,725			1,725	1,208
Residual		10,019						
1.150 acres				Total land value			136,725	95,708

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,056	275,230
Basement	None				-5,140
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	4,000
Attic	None	Attic size:			
Additions					61,706
Other Features		WB Stks			6,750
Sub-Total					342,546
Grade	C+	Factor 1.0800			369,950
CDU		C&D Factor 1.00			369,950
Depreciation		35 %			240,468
Computed cost value @ 70%					168,328

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	UATT Unfinished attic	672	11,764
P Porches, Patios, Decks	FEFF Frame enclosed first	208	19,835
Total additions			61,706

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	04	Radiant	Family Rooms	1
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	2,112
Area Over Gar.	03	Partial	Saunas	# Living Units
Basement	99	None	M/F stacks	
Bsmt Fin Qual	99	None	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	04	Average	Actual Year Built: 1956	
Exterior Cond	04	Average		

