

Property at 00024 HAYNES ROAD

Prop ID 2600024

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Administrative Information

Owner name: NISBET ROBERT A &
 Second name: COLLEEN S
 Address: 24 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2600024 Neigh.: Zone: R30 Vol: 382 Page: 42

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Feb-2000
Resident Land	.92	94,500				Sale price: 222,500
Resident Dwelling	1.00	160,900				Sale valid: Y
Resident Outbldg	1.00	1,260				Values
Resident Excess	.25	1,310				Mkt value :
						Cost value: 368,529
Summary			Utilities		Sales ratios	
Total assessments		257,970	Water	Connecticut	Cost/sale :	1.6563
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		257,970	Gas	None	Assmt/sale:	1.1594

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	.250	7,500	1,875			1,875	1,313
Residual		10,890						
1.170 acres				Total land value			136,875	95,813

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	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: 1958	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				720	209,610
Basement	Full						
Heating	Yes	A/C Yes					6,060
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							83,660
Other Features	Mason Trim	WB Stks	RR				24,599
Sub-Total							327,429
Grade	C+		Factor 1.0800				353,623
CDU			C&D Factor 1.00				353,623
Depreciation			35 %				229,855
Computed cost value @ 70%							160,899

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	OVER Frame Overhang	60	5,495
L Living Area	AIR Air conditioning	400	1,216
L Living Area	AIR Air conditioning	60	182
Total additions			83,660

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

