

Property at 00029 HAYNES ROAD

Prop ID 2600029

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Administrative Information

Owner name: CRUDDEN KELLYANN & TIMOTHY
 Second name:
 Address: 29 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600029 Neigh.: Zone: R30 Vol: 731 Page: 1256

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Sep-2019
Resident Land	.92	94,500				Sale price: 398,000
Resident Dwelling	1.00	185,930				Sale valid:
Resident Outbldg	4.00	36,190				Values
						Mkt value :
Resident Excess	.58	3,050				Cost value: 456,671
Summary			Utilities		Sales ratios	
Total assessments		319,670	Water	Connecticut	Cost/sale :	1.1474
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		319,670	Gas	None	Assmt/sale:	.8032

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	.580	7,500	4,350			4,350	3,045
Residual		25,265						
1.500 acres				Total land value			139,350	97,545

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	1
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

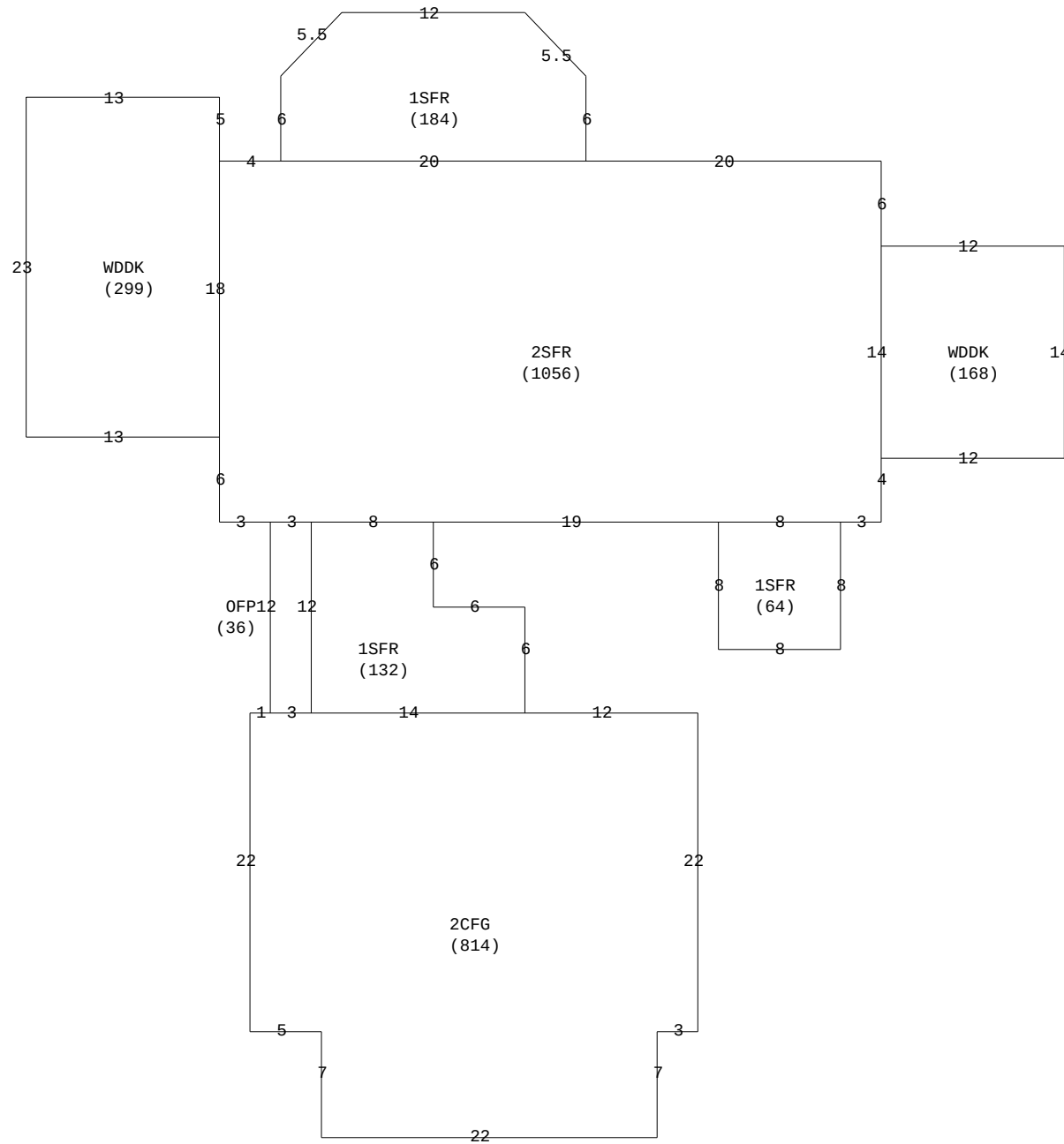
Dwelling	Frame	2 story w/bsmt	Area	1,056	275,230
Basement	None				-5,140
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	2 Add'l fix.	Wh/p	1 Saunas
Attic	None		Attic size:		7,000
Additions					94,536
Other Features		WB Stks			6,750
Sub-Total					378,376
Grade	C+	Factor 1.0800			408,646
CDU		C&D Factor 1.00			408,646
Depreciation		35 %			265,620
Computed cost value @ 70%					185,934

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	184	21,065
P Porches, Patios, Decks	DECK Wood deck	299	7,921
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	64	7,327
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	132	15,111
G Garages	FRL Attached frame GT 65	814	36,469
Total additions			94,536

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	28	336	55.95		C	18,799	50	9,400
Block Detach Garage									
RC1 Carport	12	28	336	21.10		C	7,090	50	3,500
RS1 Frame	10	20	200	30.00		C	6,000	50	3,000
Utility Shed									
RP5 Pool w/ Gunite	18	36	648	110.5		C	71,636	50	35,800
Value at 70%			36,190				Value at 100%		51,700



NAME CHANGE FROM FITZ MAURICE TO FITZMAURICE V 644 P 529 7/13/12