

Property at 00035 HAYNES ROAD

Prop ID 2600035

Printed 23-Apr-2026 2:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GERACE LYNN M
 Second name:
 Address: 35 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600035 Neigh.: Zone: R30 Vol: 765 Page: 1084

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	179,580
Resident Outbldg	2.00	2,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Sep-2021
 Sale price: 267,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 398,800

Summary

Total assessments	279,160
Total exemptions	
Net assessment	279,160

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4936
 Mkt/sale :
 Assmt/sale: 1.0455

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	.500	7,500	3,750			3,750	2,625
Residual		21,780						

1.420 acres

Total land value

138,750

97,125

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	33	C+	
Garage	99	None	
Area Over Gar.	99	None	
Basement	99	None	
Bsmt Fin Qual	99	None	
Air Condition	06	Ductless Split U	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1957

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	275,230
Basement	None		1,056	-5,140
Heating	Yes	A/C Yes		7,910
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	14,500
Attic	None	Attic size:		
Additions				66,197
Other Features		WB Stks		6,750

Sub-Total		365,447
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		179,581

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
L Living Area	FRFF Frame first floor	388	44,419
L Living Area	AIR Air conditioning	388	1,180

Total additions 66,197

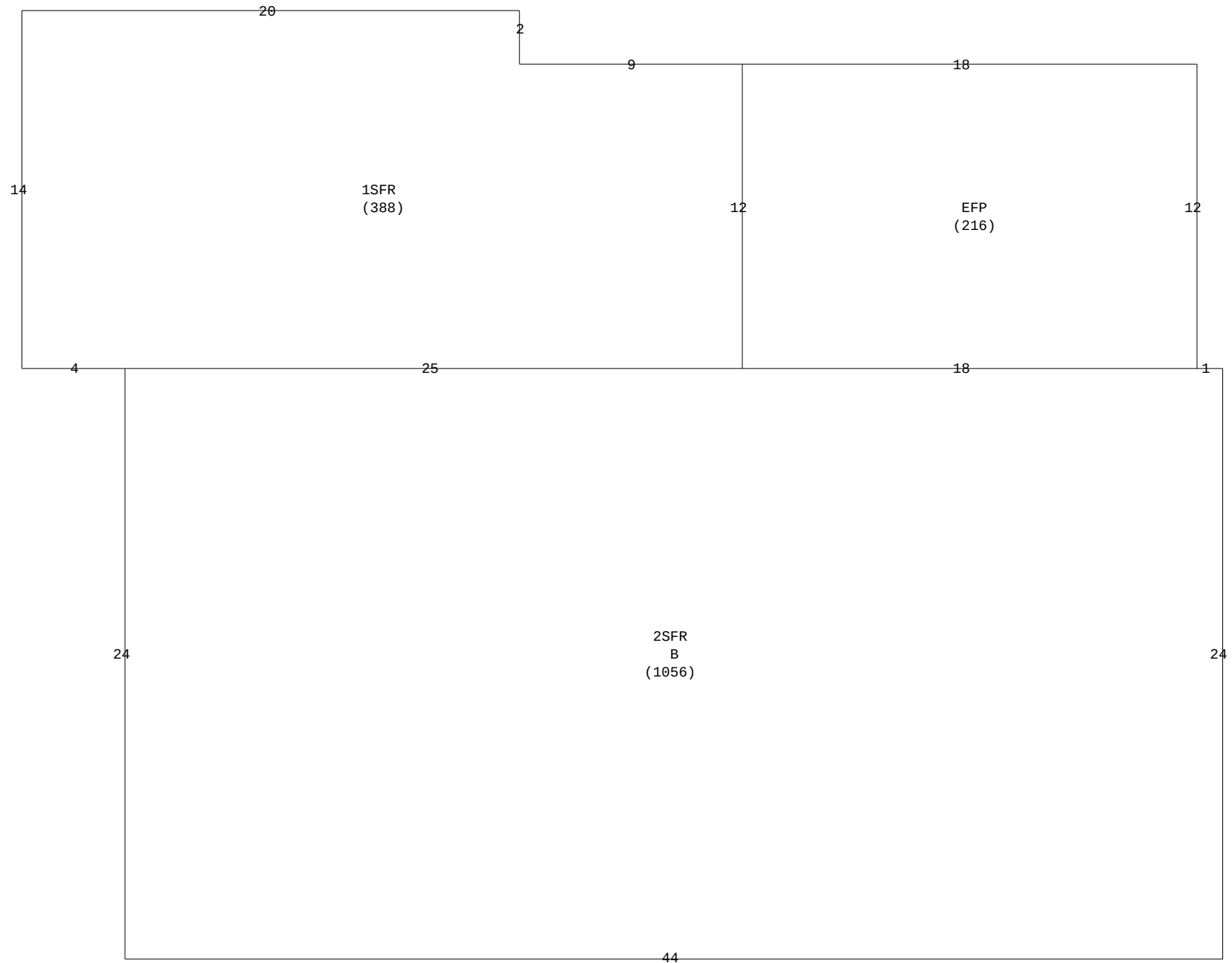
Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RC1 Carport	11	20	220	21.10		C	4,642	50	2,300
RS1 Frame	4	20	80	30.00		C	2,400	50	1,200
Utility Shed									

Value at 70% 2,450

Value at 100% 3,500

Scale: 1" = 5.73 feet



AFFDVT- ERR IN PRIOR SCH A-CORRECT SCH A ATTACHED 11-22-21 V768 P1139