

Property at 00041 HAYNES ROAD

Prop ID 2600041

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Administrative Information

Owner name: HILL RICHARD F & MARK A &
 Second name: HILL SCOTT M
 Address: 41 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600041 Neigh.: Zone: R30 Vol: 773 Page: 1131

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	172,240
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Oct-1973
 Sale price: 44,000
 Sale valid:

Values

Mkt value :
 Cost value: 386,457

Summary

Total assessments	270,520
Total exemptions	
Net assessment	270,520

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 8.7831
 Mkt/sale :
 Assmt/sale: 6.1482

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	.480	7,500	3,600			3,600	2,520
Residual		20,909						

1.400 acres

Total land value

138,600

97,020

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	2,280
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		960	256,480
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		10,000
Additions				77,279
Other Features		WB Stks		6,750
Sub-Total				350,509
Grade	C+	Factor 1.0800		378,550
CDU		C&D Factor 1.00		378,550
Depreciation		35 %		246,058
		Computed cost value @ 70%		172,241

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	480	12,715
L Living Area	OVER Frame Overhang	40	3,663
G Garages	FR Attached frame LE 65	440	19,880
L Living Area	FRFF Frame first floor	320	36,634
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387

Total additions 77,279

Outbuilding Information

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

