

Property at 00044 HAYNES ROAD

Prop ID 2600044

Printed 06-Feb-2024 12:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PETROSSI CHRISTIE
 Second name:
 Address: 44 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2600044 Neigh.: Zone: R30 Vol: 681 Page: 1067

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Jan-2015
Resident Land	.92	94,500				Sale price: 210,000
Resident Dwelling	1.00	113,000				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 298,900
Summary			Utilities		Sales ratios	
Total assessments		209,230	Water	Connecticut	Cost/sale :	1.4233
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		209,230	Gas	None	Assmt/sale:	.9963

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	.090	7,500	675			675	473
Residual		3,920						
1.010 acres				Total land value			135,675	94,973

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	
Attic	99	None	Addtn'l fixtures	
Grade	30	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	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,164	199,680
Basement	Full				
Heating	Yes	A/C Yes			5,740
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					36,187
Other Features		WB Stks			6,750
Sub-Total					248,357
Grade	C	Factor 1.0000			248,357
CDU		C&D Factor 1.00			248,357
Depreciation		35 %			161,432
		Computed cost value @ 70%			113,002

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FEFF Frame enclosed first	153	14,590
Total additions			36,187

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2016	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

