

Property at 00060 HAYNES ROAD

Prop ID 2600060

Printed 07-May-2025 3:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KUSTRA ANNA & PIOTR
Second name:
Address: 60 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 25 002
Lot: 2600060 Neigh.: Zone: R30 Vol: 792 Page: 232

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	196,820
Resident Outbldg	3.00	7,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Apr-2024
Sale price: 500,000
Sale valid:

Values

Mkt value :
Cost value: 431,829

Summary

Total assessments	302,280
Total exemptions	
Net assessment	302,280

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8637
Mkt/sale :
Assmt/sale: .6046

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	.660	7,500	4,950			4,950	3,465
Residual		28,750						

1.580 acres

Total land value

139,950

97,965

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	31	Detached 1 car	Saunas	
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	01	Central Air	# Living Units	
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,056	275,230
Basement	None				-5,140
Heating	Yes	A/C Yes			7,910
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					31,682
Other Features		WB Stks			6,750
Sub-Total					325,432
Grade	C+	Factor 1.0800			351,467
CDU		C&D Factor 1.00			351,467
Depreciation		20 %			281,174
Computed cost value @ 70%					196,822

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	408	3,477
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730

Total additions 31,682

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RC1 Carport	12	20	240	21.10		C	5,064	50	2,500
RG1 Frame or Con	12	20	240	55.95		C	13,428	50	6,700
Block Detach Garage									
RS1 Frame	10	10	100	30.00	2024	C	3,000	50	1,500
Utility Shed									
Value at 70%					7,490	Value at 100%			10,700

