

Property at 00061 HAYNES ROAD

Prop ID 2600061

Printed 06-Feb-2024 12:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LUCAS DONALD
 Second name:
 Address: 61 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600061 Neigh.: Zone: R30 Vol: 574 Page: 1116

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-May-2008
Resident Land	.92	94,500			Sale price: 275,000
Resident Dwelling	1.00	141,890			Sale valid:
Resident Outbldg	3.00	6,370			

Values

Resident Excess	.48	2,520	Mkt value :	
			Cost value:	350,400

Summary

Total assessments	245,280	Water	Connecticut	Cost/sale :	1.2742
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	245,280	Gas	None	Assmt/sale:	.8919

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	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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	99	None	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		
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 Yes			7,910
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	4,000
Attic	None		Attic size:		
Additions					
Other Features		WB Stks			6,750

Sub-Total				288,750
Grade	C+	Factor 1.0800		311,850
CDU		C&D Factor 1.00		311,850
Depreciation		35 %		202,703
		Computed cost value @ 70%		141,892

Building additions

Category	Type	Area	Value
Total additions			

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RC1 Carport	22	20	440	21.10	2009	C	9,284	50	4,600
RS1 Frame	6	14	84	30.00		C	2,520	50	1,300
Utility Shed									
RS1 Frame	12	18	216	30.00	2009	C	6,480	50	3,200
Utility Shed									
Value at 70%		6,370					Value at 100%		9,100

