

Property at 00081 HAYNES ROAD

Prop ID 2600081

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Administrative Information

Owner name: SHULTZ MATTHEW & SYLVIA
 Second name:
 Address: 81 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600081 Neigh.: Zone: R30 Vol: 553 Page: 1075

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 09-Jan-2007
Resident Land	.92	94,500			Sale price: 380,000
Resident Dwelling	1.00	244,370			Sale valid:
Resident Outbldg	1.00	1,260			

Values

Resident Excess	.12	630	Mkt value :	
			Cost value:	486,800

Summary

Summary		Utilities		Sales ratios	
Total assessments	340,760	Water	Connecticut	Cost/sale :	1.2811
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	340,760	Gas	CNG	Assmt/sale:	.8967

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	.120	7,500	900		900	630
Residual		5,227					

1.040 acres

Total land value

135,900

95,130

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	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				800	225,230
Basement	Full with walk						
Heating	Yes	A/C	Yes				6,500
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p	Saunas		12,000
Attic	None Attic size:						
Additions							228,545
Other Features	WB Stks RR						25,022
Sub-Total							497,297
Grade	C+	Factor 1.0800					537,081
CDU	C&D Factor 1.00						537,081
Depreciation	35 %						349,103
Computed cost value @ 70%							244,372

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	BSMT Basement addition	368	6,782
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	204	23,354
L Living Area	BSMT Basement addition	204	3,759
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FEFF Frame enclosed first	280	26,701
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	AIR Air conditioning	368	1,119
L Living Area	AIR Air conditioning	396	1,204
L Living Area	AIR Air conditioning	204	620
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277

Total additions 228,545

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2018	C	3,600	50	1,800
Utility Shed									
Value at 70%									1,260
Value at 100%									1,800

