

Property at 00087 HAYNES ROAD

Prop ID 2600087

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Administrative Information

Owner name: ARORA ASHISH & DEEPSHIKHA
 Second name:
 Address: 87 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600087 Neigh.: Zone: R30 Vol: 667 Page: 16

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	401,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Sep-2013
 Sale price: 200,000
 Sale valid: 07

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.05	260		709,286

Summary

Category	Amount
Total assessments	496,500
Total exemptions	
Net assessment	496,500

Utilities

Utility	Amount
Water Connecticut	
Sewer Public sewer	
Gas CNG	

Sales ratios

Category	Ratio
Cost/sale	3.5464
Mkt/sale	
Assmt/sale	2.4825

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	.050	7,500	375			375	263
Residual		2,178						

.970 acres

Total land value

135,375

94,763

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	19	Modern 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	7	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	4	Rec Room Size	
Grade	43	B+	Whirlpools		Living area	3,700
Garage	22	Attached 2 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks	1		
Basement	01	Full	W/B stacks			
Bsmt Fin Qual	01	Unfinished	W/B openings			
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 2014			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,628	386,940
Basement	Full				
Heating	Yes	A/C Yes			11,060
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	15,500
Attic	None		Attic size:		
Additions					83,641
Other Features		M Stks			3,000

Sub-Total					500,141
Grade	B+	Factor 1.3500			675,190
CDU		C&D Factor 1.00			675,190
Depreciation		15 %			573,912
		Computed cost value @ 70%			401,738

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	806	36,110
G Garages	FSF Full-story fin o/gar	288	19,291
L Living Area	AIR Air conditioning	288	876
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	5,838
P Porches, Patios, Decks	UTIL Utility building	35	1,000
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	AIR Air conditioning	156	474

Total additions 83,641

