

Property at 00088 HAYNES ROAD

Prop ID 2600088

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Administrative Information

Owner name: DRYBURGH DANIEL & EILEEN
Second name:
Address: 88 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
Lot: 2600088 Neigh.: Zone: R30 Vol: 798 Page: 36

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	146,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Oct-2024
Sale price: 413,000
Sale valid:

Values

Resident Excess	.95	4,990	Mkt value :	
			Cost value:	351,657

Summary

Total assessments	246,160
Total exemptions	
Net assessment	246,160

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8515
Mkt/sale :
Assmt/sale: .5960

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	.950	7,500	7,125			7,125	4,988
Residual		41,382						

1.870 acres	Total land value	142,125	99,488
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Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			1,248	210,730
Basement	Full					
Heating	Yes	A/C No				
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	3,500
Attic	None		Attic size:			
Additions						66,595
Other Features		WB Stks	RR			17,650

Sub-Total						298,475
Grade	C+	Factor 1.0800				322,353
CDU		C&D Factor 1.00				322,353
Depreciation		35 %				209,529
		Computed cost value @ 70%				146,670

Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		572	25,031
L Living Area	FRFF Frame first floor		252	28,849
P Porches, Patios, Decks	DECK Wood deck		480	12,715

Total additions 66,595

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 495
Grade	33	C+	Whirlpools Living area 1,500
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1960

