

Property at 00094 HAYNES ROAD

Prop ID 2600094

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Administrative Information

Owner name: LARSEN CRAIG
 Second name:
 Address: 94 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600094 Neigh.: Zone: R30 Vol: 730 Page: 315

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Jul-2019
Resident Land	.92	94,500				Sale price: 288,400
Resident Dwelling	1.00	165,430				Sale valid:
					Values	
Resident Excess	.58	3,050			Mkt value :	
					Cost value:	375,686
Summary			Utilities		Sales ratios	
Total assessments		262,980	Water	Connecticut	Cost/sale :	1.3027
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		262,980	Gas	None	Assmt/sale:	.9119

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	.580	7,500	4,350			4,350	3,045
Residual		25,265						
1.500 acres				Total land value			139,350	97,545

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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: 1959	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,248	210,730
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					95,094
Other Features		WB Stks	RR	Bsmt Gar	22,320
Sub-Total					336,644
Grade	C+		Factor 1.0800		363,576
CDU			C&D Factor 1.00		363,576
Depreciation			35 %		236,324
Computed cost value @ 70%					165,427

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	459	12,159
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	BSMT Basement addition	624	11,499
Total additions			95,094

