

Property at 00103 HAYNES ROAD

Prop ID 2600103

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## Administrative Information

Owner name: MCCORMICK MARIA AND  
Second name: ROBERT  
Address: 103 HAYNES ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 029 Clerk map:  
Lot: 2600103 Neigh.: Zone: R30 Vol: 229 Page: 996

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 94,500  |
| Resident Dwelling | 1.00 | 144,030 |
| Resident Outbldg  | 1.00 | 1,680   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 12-Dec-1989  
Sale price: 187,000  
Sale valid:

## Values

Mkt value :  
Cost value: 343,757

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 240,630 |
| Total exemptions  |         |
| Net assessment    | 240,630 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.8383  
Mkt/sale :  
Assmt/sale: 1.2868

## 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  | .080       | 7,500   | 600     |      |      | 600     | 420       |
| Residual     |     | 3,485      |         |         |      |      |         |           |

1.000 acres

Total land value

135,600

94,920

## 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              | 1 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| 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              | 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            | 1,269 | 213,490 |
| Basement                  | Full with walk |                |                 |       |         |
| Heating                   | Yes            | A/C No         |                 |       |         |
| Plumbing                  | 1 F/B          | 1 H/B          | Add'l fix.      | Wh/p  | Saunas  |
| Attic                     | None           |                | Attic size:     |       | 3,500   |
| Additions                 |                |                |                 |       | 62,765  |
| Other Features            |                | WB Stks        | RR              |       | 13,356  |
| Sub-Total                 |                |                |                 |       | 293,111 |
| Grade                     | C+             |                | Factor 1.0800   |       | 316,560 |
| CDU                       |                |                | C&D Factor 1.00 |       | 316,560 |
| Depreciation              |                |                | 35 %            |       | 205,764 |
| Computed cost value @ 70% |                |                |                 |       | 144,035 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 300  | 28,609 |
| G Garages                | FR Attached frame LE 65   | 480  | 21,441 |
| P Porches, Patios, Decks | DECK Wood deck            | 480  | 12,715 |

Total additions 62,765

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate          | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|-------|---------------|------|-----|-------|------|-------|
| RS1 Frame    | 16  | 10  | 160   | 30.00         | 1996 | C   | 4,800 | 50   | 2,400 |
| Utility Shed |     |     |       |               |      |     |       |      |       |
| Value at 70% |     |     |       |               |      |     |       |      |       |
|              |     |     | 1,680 | Value at 100% |      |     | 2,400 |      |       |

