

Property at 00153 HAYNES ROAD

Prop ID 2600153

Printed 06-Feb-2024 12:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRENNAN LEO F JR AND
Second name: JANICE M
Address: 153 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
Lot: 2600153 Neigh.: Zone: R30 Vol: 099 Page: 0849

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Sep-1977
Resident Land	.92	94,500			Sale price: 60,000
Resident Dwelling	1.00	134,860			Sale valid:
Resident Outbldg	1.00	1,540			Values
Resident Excess	.96	5,040			Mkt value : Cost value: 337,057

Summary

Total assessments	235,940	Water	Connecticut	Cost/sale :	5.6176
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	235,940	Gas	CNG	Assmt/sale:	3.9323

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	.960	7,500	7,200		7,200	5,040
Residual		41,818					

1.880 acres Total land value 142,200 99,540

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised 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 1
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz 700
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 1,194
Garage	11	Basement 1 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	04	Living Area w/o	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1966

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,194	203,620
Basement	Full			
Heating	Yes	A/C Yes		5,850
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:	Saunas	
Additions				24,370
Other Features	WB Stks		Bsmt Gar	32,099
Sub-Total				274,439
Grade	C+	Factor 1.0800		296,394
CDU		C&D Factor 1.00		296,394
Depreciation		35 %		192,656
		Computed cost value @ 70%		134,859

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	400	24,370

Total additions 24,370

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		C	4,320	50	2,200
Utility Shed									
Value at 70%			1,540				Value at 100%		2,200

