

Property at 00156 HAYNES ROAD

Prop ID 2600156

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Administrative Information

Owner name: NOVELLO GAETANO & STEFANIA
Second name:
Address: 156 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
Lot: 2600156 Neigh.: Zone: R30 Vol: 699 Page: 805

Assessments

Assmt category	Qty	Amount
Resident Land	.73	94,500
Resident Dwelling	1.00	166,590

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 22-Jul-2016
Sale price: 332,000
Sale valid:

Values

Mkt value :
Cost value: 372,986

Summary

Total assessments	261,090
Total exemptions	
Net assessment	261,090

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1235
Mkt/sale :
Assmt/sale: .7864

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.730	135,000	135,000			135,000	94,500
Primary Site		31,799						

.730 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
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	99	None	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,014	267,030
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None	Attic size:		
Additions				51,230
Other Features	WB Stks		Bsmt Gar	11,750

Sub-Total			339,010
Grade	C+	Factor 1.0800	366,131
CDU		C&D Factor 1.00	366,131
Depreciation		35 %	237,985
		Computed cost value @ 70%	166,590

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	260	4,791
L Living Area	FRFF Frame first floor	260	29,765
P Porches, Patios, Decks	DECK Wood deck	384	10,172
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	39	3,572
L Living Area	OVER Frame Overhang	16	1,465

Total additions 51,230

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

