

Property at 00159 HAYNES ROAD

Prop ID 2600159

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Administrative Information

Owner name: CYR DAVID & JESSICA
 Second name:
 Address: 159 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600159 Neigh.: Zone: R30 Vol: 808 Page: 1048

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Oct-2025
Resident Land	.92	94,500				Sale price: 485,000
Resident Dwelling	1.00	176,790				Sale valid:
					Values	
Resident Excess	.57	2,990				Mkt value :
					Cost value: 391,829	
Summary			Utilities		Sales ratios	
Total assessments		274,280	Water	Connecticut	Cost/sale :	.8079
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		274,280	Gas	CNG	Assmt/sale:	.5655

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	.570	7,500	4,275		4,275	2,993
Residual		24,829					
1.490 acres				Total land value		139,275	97,493

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2,218
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1966				

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				884	241,640
Basement	Full						
Heating	Yes	A/C Yes					6,960
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							95,916
Other Features		WB Stks					6,750
Sub-Total							359,766
Grade	C+		Factor 1.0800				388,547
CDU			C&D Factor 1.00				388,547
Depreciation			35 %				252,556
Computed cost value @ 70%							176,789

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	400	10,596
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	FRFF Frame first floor	416	47,624
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	AIR Air conditioning	416	1,265
L Living Area	AIR Air conditioning	34	103
P Porches, Patios, Decks	FOFF Frame open first flo	101	6,154
Total additions			95,916

