

Property at 00165 HAYNES ROAD

Prop ID 2600165

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Administrative Information

Owner name: SITARO FRANK &
Second name: SHERYL
Address: 165 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
Lot: 2600165 Neigh.: Zone: R30 Vol: 380 Page: 0009

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	125,800
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Dec-1999
Sale price: 164,000
Sale valid: Y

Values

Mkt value :
Cost value: 316,971

Summary

Total assessments	221,880
Total exemptions	
Net assessment	221,880

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.9328
Mkt/sale :
Assmt/sale: 1.3529

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres

Total land value

135,450

94,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised 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	6
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	99	None	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,242	209,940
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	WB Stks			5,086
				32,468

Sub-Total			255,994
Grade	C+	Factor 1.0800	276,474
CDU		C&D Factor 1.00	276,474
Depreciation		35 %	179,708
		Computed cost value @ 70%	125,796

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	192	5,086

Total additions 5,086

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									

Value at 70% 1,260

Value at 100% 1,800

