

Property at 00171 HAYNES ROAD

Prop ID 2600171

Printed 15-Oct-2025 9:06 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PHILLIPS STANLEY J JR AND
Second name: ELAINE
Address: 171 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
Lot: 2600171 Neigh.: Zone: R30 Vol: 113 Page: 0194

Assessments

Assmt category	Qty	Amount
Resident Land	.77	94,500
Resident Dwelling	1.00	171,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-1979
Sale price: 101,000
Sale valid:

Values

Mkt value :
Cost value: 380,043

Summary

Total assessments	266,030
Total exemptions	
Net assessment	266,030

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.7628
Mkt/sale :
Assmt/sale: 2.6340

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.770	135,000	135,000			135,000	94,500
Primary Site		33,541						

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	884	241,640
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					85,429
Other Features		WB Stks			13,500

Sub-Total			349,069
Grade	C+	Factor 1.0800	376,995
CDU		C&D Factor 1.00	376,995
Depreciation		35 %	245,047
		Computed cost value @ 70%	171,533

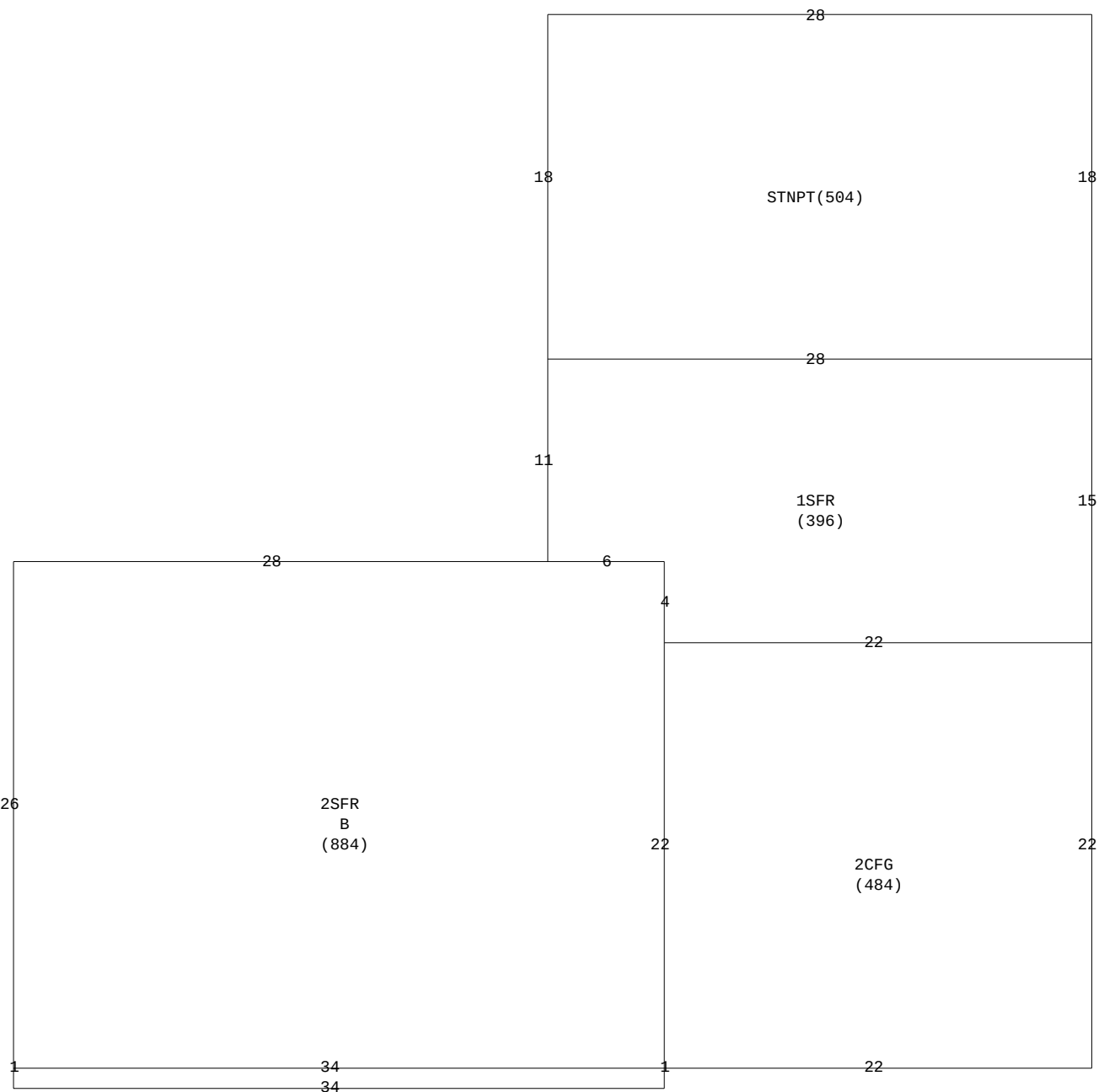
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	396	45,334
P Porches, Patios, Decks	BPAT Brick/flagstone pati	504	11,493
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	396	1,204
L Living Area	AIR Air conditioning	884	2,687

Total additions 85,429

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	2,198
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	98	Other		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	



A/C mini split on first floor