

Property at 00172 HAYNES ROAD

Prop ID 2600172

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Administrative Information

Owner name: FINDLAY JEFFREY A
 Second name:
 Address: 172 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600172 Neigh.: Zone: R30 Vol: 791 Page: 1204

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Last sale
Resident Land	.79	94,500				Sale date: 24-Dec-2020
Resident Dwelling	1.00	160,110				Sale price: 370,000
Resident Outbldg	1.00	840				Sale valid:

Values

Mkt value :
 Cost value: 364,929

Summary

Summary	Amount	Utilities	Exemptions	Sales ratios
Total assessments	255,450	Water Connecticut		Cost/sale : .9863
Total exemptions		Sewer Public sewer		Mkt/sale :
Net assessment	255,450	Gas None		Assmt/sale: .6904

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.790	135,000	135,000			135,000	94,500
Primary Site		34,412						

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

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	33	C+	
Garage	22	Attached 2 car	
Area Over Gar.	03	Partial	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1966

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		818	228,750
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				64,614
Other Features	WB Stks	RR		23,960
Sub-Total				325,824
Grade	C+	Factor 1.0800		351,890
CDU		C&D Factor 1.00		351,890
Depreciation		35 %		228,729
		Computed cost value @ 70%		160,110

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	FRUF Frame upper full	66	5,526
L Living Area	FRFF Frame first floor	240	27,475
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	140	3,709
P Porches, Patios, Decks	BPAT Brick/flagstone pati	140	3,193

Total additions 64,614

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	8	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

