

Property at 00177 HAYNES ROAD

Prop ID 2600177

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Administrative Information

Owner name: PORTELANCE JOANNE &
 Second name: THOMAS J
 Address: 177 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600177 Neigh.: Zone: R30 Vol: 429 Page: 1091

Assessments

Assmt category	Qty	Amount
Resident Land	.84	94,500
Resident Dwelling	1.00	157,300
Resident Outbldg	1.00	20,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Aug-1995
 Sale price: 112,500
 Sale valid:

Values

Mkt value :
 Cost value: 389,314

Summary

Total assessments	272,520
Total exemptions	
Net assessment	272,520

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.4606
 Mkt/sale :
 Assmt/sale: 2.4224

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.840	135,000	135,000			135,000	94,500
Primary Site		36,590						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	01	Clapboards		
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	2
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	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

Dwelling	Frame	1 story w/bsmt	Area	1,152	198,100
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	2 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		7,000
Additions					109,256
Other Features		WB Stks			31,363

Sub-Total		345,719
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	345,719
Depreciation	35 %	224,717
	Computed cost value @ 70%	157,302

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	FRUF Frame upper full	240	20,095
G Garages	FR Attached frame LE 65	440	19,880
G Garages	FR Attached frame LE 65	294	14,184
L Living Area	OVER Frame Overhang	48	4,396
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
P Porches, Patios, Decks	DECK Wood deck	189	5,007

Total additions 109,256

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%	20,720						Value at 100%		29,600

