

Property at 00180 HAYNES ROAD

Prop ID 2600180

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Administrative Information

Owner name: RAINES JASON K AND
 Second name: JENIFER F
 Address: 180 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600180 Neigh.: Zone: R30 Vol: 496 Page: 083

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Apr-2004
Resident Land	.76	94,500				Sale price: 319,900
Resident Dwelling	1.00	167,110				Sale valid: Y
Resident Outbldg	1.00	1,680				
Summary			Utilities		Sales ratios	
Total assessments	263,290		Water	Connecticut	Cost/sale :	1.1758
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	263,290		Gas	CNG	Assmt/sale:	.8230

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	135,000	135,000			135,000	94,500
Primary Site		33,106						
		.760 acres		Total land value			135,000	94,500

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	2,076
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	848	234,610
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					90,207
Other Features		WB Stks			6,750
Sub-Total					340,067
Grade	C+	Factor 1.0800			367,272
CDU		C&D Factor 1.00			367,272
Depreciation		35 %			238,727
Computed cost value @ 70%					167,109

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	308	29,371
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	FRUF Frame upper full	88	7,368
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	224	25,644
Total additions			90,207

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

