

Property at 00189 HAYNES ROAD

Prop ID 2600189

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## Administrative Information

Owner name: FREY GREGORY A & TANYA M  
 Second name:  
 Address: 189 HAYNES ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 029 Clerk map:  
 Lot: 2600189 Neigh.: Zone: R30 Vol: 574 Page: 850

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 01-May-2008 |
| Resident Land     | .80     | 94,500  |            |             |              | Sale price: 342,000    |
| Resident Dwelling | 1.00    | 174,370 |            |             |              | Sale valid:            |
| Resident Outbldg  | 1.00    | 1,260   |            |             |              | Values                 |
|                   |         |         |            |             | Mkt value :  |                        |
|                   |         |         |            |             | Cost value:  | 385,900                |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 270,130 |         | Water      | Connecticut | Cost/sale :  | 1.1284                 |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 270,130 |         | Gas        | CNG         | Assmt/sale:  | .7899                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | .800       | 135,000 | 135,000          |      |      | 135,000 | 94,500    |
| Primary Site |     | 34,848     |         |                  |      |      |         |           |
|              |     | .800 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             | Addn'l fixtures         |   |
| Grade          | 33   | C+               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 99   | None             | 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        | 1,040 | 272,110 |
| 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                 |       |                 |             |       | 67,481  |
| Other Features            |       | WB Stks         |             |       | 6,750   |
| Sub-Total                 |       |                 |             |       | 354,841 |
| Grade                     | C+    | Factor 1.0800   |             |       | 383,228 |
| CDU                       |       | C&D Factor 1.00 |             |       | 383,228 |
| Depreciation              |       | 35 %            |             |       | 249,098 |
| Computed cost value @ 70% |       |                 |             |       | 174,369 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| L Living Area            | FRFF Frame first floor  | 234  | 26,789 |
| L Living Area            | BSMT Basement addition  | 234  | 4,312  |
| L Living Area            | OVER Frame Overhang     | 16   | 1,465  |
| L Living Area            | OVER Frame Overhang     | 40   | 3,663  |
| L Living Area            | OVER Frame Overhang     | 16   | 1,465  |
| G Garages                | FR Attached frame LE 65 | 624  | 27,060 |
| P Porches, Patios, Decks | CPAT Concrete patio     | 320  | 2,727  |
| Total additions          |                         |      | 67,481 |

## 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 |

