

Property at 00200 HAYNES ROAD

Prop ID 2600200

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Administrative Information

Owner name: RUDOLPH ADAM J & JILL E
 Second name:
 Address: 200 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600200 Neigh.: Zone: R30 Vol: 633 Page: 908

Assessments

Assmt category	Qty	Amount
Resident Land	.90	94,500
Resident Dwelling	1.00	165,400
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Dec-2011
 Sale price: 295,000
 Sale valid:

Values

Mkt value :
 Cost value: 373,386

Summary

Total assessments	261,370
Total exemptions	
Net assessment	261,370

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2657
 Mkt/sale :
 Assmt/sale: .8860

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.900	135,000	135,000			135,000	94,500
Primary Site		39,204						

.900 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		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,014	267,030
Basement	Full				
Heating	Yes	A/C Yes			7,680
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					41,625
Other Features		WB Stks		Bsmt Gar	11,750

Sub-Total					336,585
Grade	C+		Factor 1.0800		363,512
CDU			C&D Factor 1.00		363,512
Depreciation			35 %		236,283
			Computed cost value @ 70%		165,398

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	BSMT Basement addition	260	4,791
P Porches, Patios, Decks	DECK Wood deck	132	3,497
L Living Area	OVER Frame Overhang	39	3,572

Total additions 41,625

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2006	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

