

Property at 00213 HAYNES ROAD

Prop ID 2600213

Printed 13-Aug-2025 10:50 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KOHLHOFF MICHAEL H AND
Second name: CELESTE V
Address: 213 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2600213 Neigh.: Zone: R30 Vol: 389 Page: 319

Assessments

Assmt category	Qty	Amount
Resident Land	.86	94,500
Resident Dwelling	1.00	175,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Aug-2000
Sale price: 235,000
Sale valid: Y

Values

Mkt value :
Cost value: 385,571

Summary

Total assessments	269,900
Total exemptions	
Net assessment	269,900

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6407
Mkt/sale :
Assmt/sale: 1.1485

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.860	135,000	135,000			135,000	94,500
Primary Site		37,462						

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	241,640
Basement	Full		884	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	WB Stks		Bsmt Gar	95,055
				11,750

Sub-Total			356,945
Grade	C+	Factor 1.0800	385,501
CDU		C&D Factor 1.00	385,501
Depreciation		35 %	250,576
		Computed cost value @ 70%	175,403

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	437	11,576
P Porches, Patios, Decks	FEFF Frame enclosed first	176	16,784
P Porches, Patios, Decks	F0FF Frame open first flo	88	5,361
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	BSMT Basement addition	416	7,666
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	OVER Frame Overhang	16	1,465

Total additions 95,055

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 2,250
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	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

