

Property at 00219 HAYNES ROAD

Prop ID 2600219

Printed 09-Dec-2025 11:04 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FAILLACE DAVID JAMES TTE &
Second name: FAILLACE SARAH TTE
Address: 219 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2600219 Neigh.: Zone: R30 Vol: 784 Page: 607

Assessments

Assmt category	Qty	Amount
Resident Land	.90	94,500
Resident Dwelling	1.00	167,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Nov-1967
Sale price: 32,000
Sale valid:

Values

Mkt value :
Cost value: 374,086

Summary

Total assessments	261,860
Total exemptions	
Net assessment	261,860

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 11.6902
Mkt/sale :
Assmt/sale: 8.1831

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	884	241,640
Basement	Full				
Heating	Yes	A/C Yes			6,960
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					64,985
Other Features		WB Stks		Bsmt Gar	18,500

Sub-Total				340,585
Grade	C+	Factor 1.0800		367,832
CDU		C&D Factor 1.00		367,832
Depreciation		35 %		239,091
		Computed cost value @ 70%		167,364

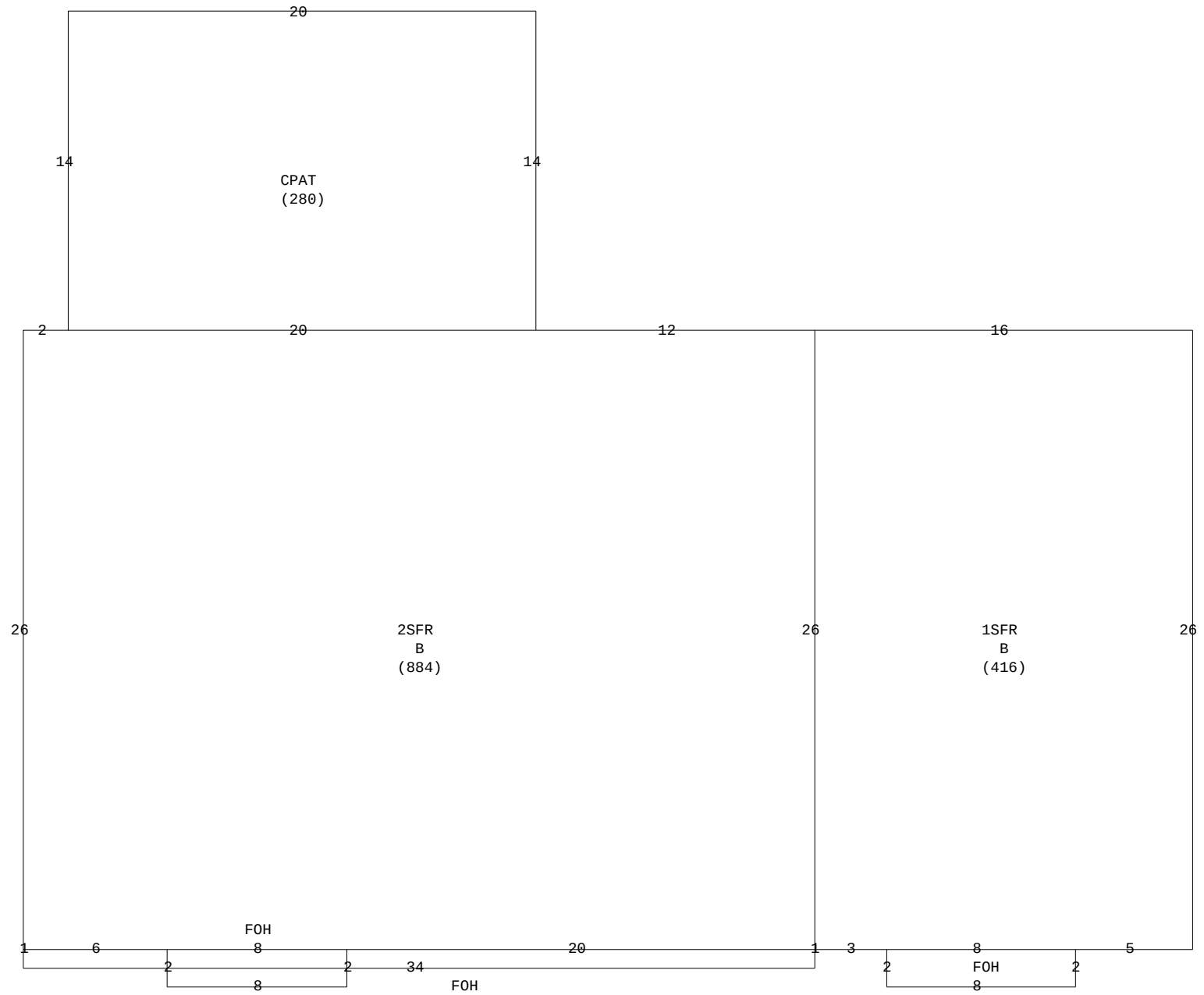
Building additions

Category	Type	Area	Value
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	34	3,114
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	CPAT Concrete patio	280	2,386
L Living Area	AIR Air conditioning	416	1,265

Total additions 64,985

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	07	Propane Gas	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 2
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1967



PROB CERT JOSEPH V FAILLACE P784 P601 5-15-23
TRUSTEES OF THE DAVID JAMES FAILLACE REVOCABLE TRUST V784 P607 5-15-23

NAME CHG FROM SARAH COSTELLO TO SARAH FAILLACE V785 P815 6-29-23