

Property at 00240 HAYNES ROAD

Prop ID 2600240

Printed 05-Oct-2026 8:30 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ARROYO TERRANCE & ERICA
Second name:
Address: 240 HAYNES ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
Lot: 2600240 Neigh.: Zone: R30 Vol: 818 Page: 827

Assessments

Assmt category	Qty	Amount
Resident Land	.73	94,500
Resident Dwelling	1.00	162,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Sep-2026
Sale price: 460,000
Sale valid:

Values

Mkt value :
Cost value: 367,800

Summary

Total assessments	257,460
Total exemptions	
Net assessment	257,460

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7996
Mkt/sale :
Assmt/sale: .5597

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.730	135,000	135,000			135,000	94,500
Primary Site		31,799						

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

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	230,450
Basement	Full		1,000	
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas 11,000
Attic	None	Attic size:		
Additions				80,918
Other Features	WB Stks			9,250

Sub-Total			331,618
Grade	C+	Factor 1.0800	358,147
CDU		C&D Factor 1.00	358,147
Depreciation		35 %	232,796
		Computed cost value @ 70%	162,957

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	FRFF Frame first floor	250	28,620
L Living Area	FRUH Frame upper half	250	12,784
G Garages	FRL Attached frame GT 65	650	29,121
L Living Area	UATT Unfinished attic	170	2,976

Total additions 80,918

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f 36
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	33	C+	Whirlpools Living area 2,188
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	04	Loft	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1960

