

Property at 00249 HAYNES ROAD

Prop ID 2600249

Printed 06-Feb-2024 1:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHAFFER GREGG S
 Second name:
 Address: 249 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600249 Neigh.: Zone: R30 Vol: 638 Page: 038

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	139,050
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Mar-2012
 Sale price: 190,000
 Sale valid: 21

Values

Mkt value :
 Cost value: 336,800

Summary

Total assessments	235,760
Total exemptions	
Net assessment	235,760

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.7726
 Mkt/sale :
 Assmt/sale: 1.2408

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.180	7,500	1,350			1,350	945
Residual		7,841						

1.100 acres

Total land value

136,350

95,445

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	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	209,610
Basement	Full with walk		720	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				4,000
Other Features	WB Stks	RR		49,396
				19,963
Sub-Total				282,969
Grade	C+	Factor 1.0800		305,607
CDU		C&D Factor 1.00		305,607
Depreciation		35 %		198,645
		Computed cost value @ 70%		139,052

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
P Porches, Patios, Decks	FEFF Frame enclosed first	264	25,176
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	OVER Frame Overhang	8	733

Total additions 49,396

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2020	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

