

Property at 00254 HAYNES ROAD

Prop ID 2600254

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

Administrative Information

Owner name: GARDINER NICHOLAS
 Second name:
 Address: 254 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600254 Neigh.: Zone: R30 Vol: 734 Page: 345

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	138,500
Resident Outbldg	3.00	22,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Nov-2019
 Sale price: 300,000
 Sale valid:

Values

Mkt value :
 Cost value: 364,757

Summary

Total assessments	255,330
Total exemptions	
Net assessment	255,330

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2159
 Mkt/sale :
 Assmt/sale: .8511

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						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1959

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	213,490
Basement	Full with walk		1,269	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	4,000
Attic	None	Attic size:		
Additions				48,798
Other Features	WB Stks	RR		15,558
Sub-Total				281,846
Grade	C+	Factor 1.0800		304,394
CDU		C&D Factor 1.00		304,394
Depreciation		35 %		197,856
Computed cost value @ 70%				138,499

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	26,123
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496
P Porches, Patios, Decks	DECK Wood deck	120	3,179

Total additions 48,798

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	37	28	1,036	55.95		C	57,964	50	29,000
Block Detach Garage									
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%				22,330			Value at 100%		31,900

