

Property at 00094 HAYNES ROAD

Prop ID 2600094

Printed 24-Jul-2019 12:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LARSEN CRAIG  
 Second name:  
 Address: 94 HAYNES ROAD  
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:  
 Lot: 2600094 Neigh.: Zone: R30 Vol: 730 Page: 315

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	12-Jul-2019
Resident Land	.92	87,500			Sale price:	288,400
Resident Dwelling	1.00	124,830			Sale valid:	
Resident Excess	.58	3,050			Values	
					Mkt value :	
					Cost value:	307,686
Summary			Utilities		Sales ratios	
Total assessments		215,380	Water	Avon	Cost/sale :	1.0669
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		215,380	Gas	None	Assmt/sale:	.7468

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.580	7,500	4,350		4,350	3,045
Residual		25,265					
				1.500 acres	Total land value	129,350	90,545

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	Rec Room Size 480
Garage	12	Basement 2 car	Whirlpools	Living area 1,872
Area Over Gar.	01	Fully Finished	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,248
Basement	Full		159,760
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	6,000
Additions			70,440
Other Features	WB Stks	RR	Bsmt Gar
			17,830
Sub-Total			254,030
Grade	C+	Factor 1.0800	274,352
CDU		C&D Factor 1.00	274,352
Depreciation		35 %	178,329
Computed cost value @ 70%			124,830

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	459	9,006
L Living Area	FRFF Frame first floor	624	52,916
L Living Area	BSMT Basement addition	624	8,518
Total additions			70,440

