

Property at 00035 HAYNES ROAD

Prop ID 2600035

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Administrative Information

Owner name: CAMPBELL ROBERT J
 Second name:
 Address: 35 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600035 Neigh.: Zone: R30 Vol: 231 Page: 0801

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Apr-1966
Resident Land	.92	87,500			Sale price: 22,500
Resident Dwelling	1.00	104,020			Sale valid:
Resident Outbldg	2.00	1,760			Values
Resident Excess	.50	2,630			Mkt value :
					Cost value: 279,870
Summary		Utilities		Sales ratios	
Total assessments		195,910	Water Avon	Cost/sale :	12.4387
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		195,910	Gas	Assmt/sale:	8.7071

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	.500	7,500	3,750		3,750	2,630
Residual		21,780					
1.420 acres				Total land value		128,750	90,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,056	201,170
Basement	None			-14,990
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 6,000
Attic	None		Attic size:	
Additions				14,500
Other Features	WB Stks		Unfin 3,500	5,000
Sub-Total				211,680
Grade	C+	Factor 1.0800		228,610
CDU		C&D Factor 1.00		228,610
Depreciation		35 %		148,600
Computed cost value @ 70%				104,020

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	216	14,500
Total additions			14,500

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RC1 Carport	11	20	220	15.63		C	3,439	50	1,720
RS1 Frame Utility Shed	4	20	80	20.00		C	1,600	50	800
Value at 70%		1,760		Value at 100%		2,520			

