

Property at 00010 HENLEY WAY

Prop ID 2650010

Printed 06-Feb-2024 1:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RODRIGUEZ LILIANA AND
 Second name: PRATT TYLER
 Address: 10 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650010 Neigh.: AR Zone: R40 Vol: 787 Page: 749

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,488	359,600
Basement	Full			
Heating	Yes	A/C Yes		10,290
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:		
Additions				140,610
Other Features	Mason Trim WB Stks			33,075
Sub-Total				564,575
Grade	A-	Factor 1.4500		818,634
CDU		C&D Factor 1.00		818,634
Depreciation		25 %		613,976
		Computed cost value @ 70%		429,783

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Aug-2023
Resident Land	.92	122,500	AAA Veteran	1,000	Sale price: 900,000
Resident Dwelling	1.00	429,780	CAB Add Vet	500	Sale valid:
			Values		
Resident Excess	.13	680	Cost value: 789,943		
Summary		Utilities		Sales ratios	
Total assessments		552,960	Water Connecticut	Cost/sale :	.8777
Total exemptions		1,500	Sewer Public sewer	Mkt/sale :	
Net assessment		551,460	Gas None	Assmt/sale:	.6144

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					
RES	12	.130	7,500	975		975	683
Residual		5,663					
		1.050 acres	Total land value	175,975		123,183	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	832	35,175
L Living Area	FRUF Frame upper full	832	69,663
L Living Area	AIR Air conditioning	832	2,529
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
P Porches, Patios, Decks	DECK Wood deck	384	10,172
L Living Area	OVER Frame Overhang	27	2,473

Total additions 140,610

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	1,008
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,835
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1988	

