

Property at 00037 HENLEY WAY

Prop ID 2650037

Printed 06-Feb-2024 1:13 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COLUCCI VINCENT ANTHONY &
 Second name: RODWICK BARRY MICHAEL
 Address: 37 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650037 Neigh.: AR Zone: R40 Vol: 785 Page: 1113

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	381,560
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jul-2023
 Sale price: 835,000
 Sale valid:

Values

Mkt value :
 Cost value: 722,014

Summary

Total assessments	505,410
Total exemptions	
Net assessment	505,410

Utilities

	Connecticut
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8647
 Mkt/sale :
 Assmt/sale: .6053

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	.070	7,500	525			525	368
Residual	3,049							

.990 acres

Total land value

175,525

122,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1987

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,172
Basement	Full		430,030
Heating	Yes	A/C Yes	12,260
Plumbing	3 F/B	2 H/B 5 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			138,786
Other Features	Mason Trim WB Stks		20,607

Sub-Total		621,183
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		381,562

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	816	34,551
G Garages	FSF Full-story fin o/gar	384	25,722
L Living Area	FRFF Frame first floor	365	41,786
L Living Area	BSMT Basement addition	365	6,726
L Living Area	AIR Air conditioning	365	1,110
P Porches, Patios, Decks	DECK Wood deck	644	17,060
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
L Living Area	OVER Frame Overhang	10	916
L Living Area	AIR Air conditioning	384	1,167

Total additions 138,786

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

