

Property at 00036 HENDERSON DRIVE

Prop ID 2640036

Printed 06-Feb-2024 1:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CASE BRADLEY R & RENATE
 Second name:
 Address: 36 HENDERSON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2640036 Neigh.: Zone: RU2A Vol: 627 Page: 1138

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	183,300
Resident Outbldg	2.00	14,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Aug-2011
 Sale price: 305,000
 Sale valid:

Values

Mkt value :
 Cost value: 432,014

Summary

Total assessments	302,410
Total exemptions	
Net assessment	302,410

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4164
 Mkt/sale :
 Assmt/sale: .9915

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000			150,000	105,000
Primary Site		87,120						
RES	12	.020	7,500	150			150	105
Residual		871						

2.020 acres

Total land value

150,150

105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Story Height 1.0	
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	06	Heat Pump	Full Baths	3
Fuel	03	Electric	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,694	269,420
Basement	Full			
Heating	Yes	A/C Yes		7,700
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				12,715
Other Features	WB Stks	RR		44,484

Sub-Total			344,319
Grade	B-	Factor 1.1700	402,853
CDU		C&D Factor 1.00	402,853
Depreciation		35 %	261,854
		Computed cost value @ 70%	183,298

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	480	12,715

Total additions 12,715

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	25	600	55.95	2018	C	33,570	50	16,800
Block Detach Garage									
RC1 Carport	12	25	300	21.10	2018	C	6,330	50	3,200

Value at 70% 14,000

Value at 100% 20,000

