

Property at 00018 HENLEY WAY

Prop ID 2650018

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

Administrative Information

Owner name: ROSEN EMILY M
Second name:
Address: 18 HENLEY WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2650018 Neigh.: AR Zone: R40 Vol: 370 Page: 316

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	395,710

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-1999
Sale price: 515,000
Sale valid: Y

Values

Resident Excess	.67	3,520
Mkt value :		
Cost value:		745,329

Summary

Total assessments	521,730
Total exemptions	
Net assessment	521,730

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4472
Mkt/sale :
Assmt/sale: 1.0131

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	.670	7,500	5,025			5,025	3,518
Residual	29,185							

1.590 acres

Total land value

180,025

126,018

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,556	372,880
Basement	Full				
Heating	Yes	A/C Yes			10,660
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	25,500
Attic	None		Attic size:		
Additions					147,507
Other Features	Mason Trim	WB Stks	RR		43,233

Sub-Total				599,780
Grade	A-	Factor 1.4500		869,681
CDU		C&D Factor 1.00		869,681
Depreciation		35 %		565,293
		Computed cost value @ 70%		395,705

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
L Living Area	OVER Frame Overhang	43	3,938
L Living Area	AIR Air conditioning	43	131
L Living Area	FRFF Frame first floor	492	56,325
L Living Area	AIR Air conditioning	492	1,496
L Living Area	BSMT Basement addition	492	9,067
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	DECK Wood deck	531	14,066
P Porches, Patios, Decks	FEFF Frame enclosed first	204	19,454
G Garages	FR Attached frame LE 65	792	33,614

Total additions 147,507

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	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	01	Hardwood	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4	Masonry trim sf 720
Fuel	01	Oil	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2	Rec Room Size 600
Grade	47	A-	Whirlpools	1	Living area 3,695
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	99	None	M/F stacks		
Basement	01	Full	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1988		

