

Property at 00023 HENLEY WAY

Prop ID 2650023

Printed 03-Feb-2026 2:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOFF RYAN & ELIZABETH
 Second name:
 Address: 23 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650023 Neigh.: AR Zone: R40 Vol: 808 Page: 675

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Oct-2025
Resident Land	.92	122,500				Sale price: 1,075,000
Resident Dwelling	1.00	370,310				Sale valid:
					Values	
Resident Excess	.11	580			Mkt value :	
					Cost value: 704,843	
Summary			Utilities		Sales ratios	
Total assessments		493,390	Water	Connecticut	Cost/sale :	.6557
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		493,390	Gas	None	Assmt/sale:	.4590

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	.110	7,500	825			825	578
Residual		4,792						
1.030 acres				Total land value			175,825	123,078

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	2,500	375,490
Basement	Full		
Heating	Yes A/C Yes		10,700
Plumbing	3 F/B 3 H/B 4 Add'l fix. 1 Wh/p Saunas		25,000
Attic	Fully finished w/WH Attic size: 1,236		39,987
Additions			120,394
Other Features	WB Stks RR		31,287
Sub-Total			602,858
Grade	B+	Factor 1.3500	813,858
CDU		C&D Factor 1.00	813,858
Depreciation		35 %	529,008
		Computed cost value @ 70%	370,306

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	577	15,285
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
G Garages	FR Attached frame LE 65	816	34,551
G Garages	FSF Full-story fin o/gar	480	32,152
L Living Area	AIR Air conditioning	480	1,459
L Living Area	FRFF Frame first floor	12	1,374
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L Living Area	FRFF Frame first floor	7	801
P Porches, Patios, Decks	FOFF Frame open first flo	118	7,189
L Living Area	OVER Frame Overhang	9	824

Total additions 120,394

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
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	04	Fully finished w	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	610
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,486
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1988				

