

Property at 00026 HENLEY WAY

Prop ID 2650026

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Administrative Information

Owner name: FEDIDA JAKE & ERINA
 Second name:
 Address: 26 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650026 Neigh.: AR Zone: R40 Vol: 818 Page: 1250

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Sep-2026
Resident Land	.92	122,500				Sale price: 939,000
Resident Dwelling	1.00	356,310				Sale valid:
					Values	
Resident Excess	.24	1,260			Mkt value :	
					Cost value: 685,814	
Summary			Utilities		Sales ratios	
Total assessments	480,070		Water	Connecticut	Cost/sale :	.7304
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	480,070		Gas	None	Assmt/sale:	.5113

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	.240	7,500	1,800			1,800	1,260
Residual	10,454							
1.160 acres			Total land value				176,800	123,760

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	4
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	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
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	977
Interior Cond	05	Good	Living area	3,448
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1989	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,664	393,970
Basement	Full				
Heating	Yes	A/C Yes			11,260
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	15,500
Attic	None		Attic size:		
Additions					78,854
Other Features		WB Stks	RR		40,485
Sub-Total					540,069
Grade	A-	Factor 1.4500			783,100
CDU		C&D Factor 1.00			783,100
Depreciation		35 %			509,015
Computed cost value @ 70%					356,311

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	180	4,768
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	AIR Air conditioning	120	365
G Garages	FR Attached frame LE 65	797	33,810
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	BSMT Basement addition	50	921
L Living Area	AIR Air conditioning	50	152
Total additions			78,854

