

Property at 00045 HENLEY WAY

Prop ID 2650045

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

Administrative Information

Owner name: METLITSKI OLEG
 Second name:
 Address: 45 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650045 Neigh.: AR Zone: R40 Vol: 650 Page: 824

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	498,390
Resident Outbldg	1.00	32,340

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Mar-2012
 Sale price: 638,000
 Sale valid:

Values

Mkt value :
 Cost value: 933,186

Summary

Total assessments	653,230
Total exemptions	
Net assessment	653,230

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4627
 Mkt/sale :
 Assmt/sale: 1.0239

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						

.920 acres Total land value 175,000 122,500

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	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	2
Attic	04	Fully finished w	Addtn'l fixtures	5
Grade	47	A-	Whirlpools	2
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,785	417,600
Basement	Full			
Heating	Yes	A/C Yes		11,930
Plumbing	4 F/B	2 H/B	5 Add'l fix.	2 Wh/p
Attic	Fully finished w/WH	Attic size: 373	Saunas	29,500
Additions				18,628
Other Features	Mason Trim WB Stks	RR		217,706
				60,059

Sub-Total			755,423
Grade	A-	Factor 1.4500	1,095,363
CDU		C&D Factor 1.00	1,095,363
Depreciation		35 %	711,986
		Computed cost value @ 70%	498,390

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
L Living Area	AIR Air conditioning	288	876
G Garages	FR Attached frame LE 65	882	37,126
L Living Area	FRUF Frame upper full	882	73,850
L Living Area	AIR Air conditioning	882	2,681
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
P Porches, Patios, Decks	DECK Wood deck	684	18,119
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
P Porches, Patios, Decks	F0FF Frame open first flo	11	670
L Living Area	FRUF Frame upper full	11	921

Total additions 217,706

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	22	38	836	110.5	2013	C	92,420	50	46,200
Value at 70%			32,340				Value at 100%		46,200

