

Property at 00048 HENLEY WAY

Prop ID 2650048

Printed 05-Jun-2025 8:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAIR AIMEE M & KENNETH J II
Second name:
Address: 48 HENLEY WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2650048 Neigh.: AR Zone: R40 Vol: 798 Page: 606

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	381,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Nov-2024
Sale price: 866,000
Sale valid:

Values

Resident Excess	.09	470

Summary

Total assessments	504,940
Total exemptions	
Net assessment	504,940

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8330
Mkt/sale :
Assmt/sale: .5831

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	.090	7,500	675			675	473
Residual	3,920							

1.010 acres

Total land value

175,675

122,973

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,758	412,330
Basement	Full					
Heating	Yes	A/C Yes				11,780
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas	20,500
Attic	None			Attic size:		
Additions						71,681
Other Features	Mason Trim	WB Stks	RR			62,672

Sub-Total						578,963
Grade	A-		Factor 1.4500			839,496
CDU			C&D Factor 1.00			839,496
Depreciation			35 %			545,672
			Computed cost value @ 70%			381,970

Building additions

Category	Type		Area	Value
L Living Area	BSMT	Basement addition	120	2,211
L Living Area	FRFF	Frame first floor	120	13,738
L Living Area	AIR	Air conditioning	120	365
P Porches, Patios, Decks	DECK	Wood deck	225	5,960
P Porches, Patios, Decks	FOFF	Frame open first flo	180	10,967
G Garages	FRL	Attached frame GT 65	858	38,440

Total additions 71,681

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 8
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	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 4
Garage	23	Attached 3 car	Masonry trim sf 832
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 1,300
Interior Cond	05	Good	Living area 3,636
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 1991

