

Property at 00056 HENLEY WAY

Prop ID 2650056

Printed 06-Aug-2026 3:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CKG FAMILY TRUST
 Second name:
 Address: 56 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2650056 Neigh.: AR Zone: R40 Vol: 816 Page: 662

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	122,500				Sale date: 18-Nov-2024
Resident Dwelling	1.00	382,320				Sale price: 650,000
						Sale valid:
					Values	
Resident Excess	.08	420				Mkt value :
						Cost value: 721,771
Summary			Utilities		Sales ratios	
Total assessments		505,240	Water	Connecticut	Cost/sale :	1.1104
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		505,240	Gas	None	Assmt/sale:	.7773

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres			Total land value				175,600	122,920

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	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	1,056
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	840
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,500
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1988				

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,472	356,470
Basement	Full						
Heating	Yes	A/C Yes					10,200
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p	Saunas		20,000
Attic	None			Attic size:			
Additions							140,389
Other Features	Mason Trim	WB Stks	RR				52,440
Sub-Total							579,499
Grade	A-		Factor 1.4500				840,274
CDU			C&D Factor 1.00				840,274
Depreciation			35 %				546,178
Computed cost value @ 70%							382,325

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	768	32,678
L Living Area	FRFF	Frame first floor	500	57,241
L Living Area	BSMT	Basement addition	500	9,214
L Living Area	AIR	Air conditioning	500	1,520
P Porches, Patios, Decks	FEFF	Frame enclosed first	224	21,361
P Porches, Patios, Decks	DECK	Wood deck	328	8,689
L Living Area	OVER	Frame Overhang	56	5,129
L Living Area	AIR	Air conditioning	56	170
P Porches, Patios, Decks	FOFF	Frame open first flo	72	4,387

Total additions 140,389

