

Property at 00057 HENLEY WAY

Prop ID 2650057

Printed 06-Feb-2024 1:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HARDING CARL H & VINAY H
Second name:
Address: 57 HENLEY WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2650057 Neigh.: AR Zone: R40 Vol: 728 Page: 177

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-May-2019	
Resident Land	.92 122,500			Sale price: 642,500	
Resident Dwelling	1.00 488,380			Sale valid:	
				Values	
Resident Excess	.03 160			Mkt value :	
				Cost value: 872,914	
Summary		Utilities		Sales ratios	
Total assessments	611,040	Water	Connecticut	Cost/sale :	1.3586
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	611,040	Gas	None	Assmt/sale:	.9510

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	.030	7,500	225		225	158
Residual	1,307						
		.950 acres		Total land value		175,225	122,658

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,146	488,100
Basement	Full with walk		
Heating	Yes A/C Yes		13,910
Plumbing	4 F/B 2 H/B 6 Add'l fix. 1 Wh/p	Saunas	27,500
Attic	None Attic size:		
Additions			124,349
Other Features	WB Stks RR		38,630
Sub-Total			692,489
Grade	A Factor 1.5500		1,073,358
CDU	C&D Factor 1.00		1,073,358
Depreciation	35 %		697,683
		Computed cost value @ 70%	488,378

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	DECK Wood deck	605	16,026
L Living Area	FRFF Frame first floor	27	3,091
L Living Area	AIR Air conditioning	27	82
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
G Garages	FR Attached frame LE 65	728	31,117
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520

Total additions 124,349

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	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	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	903
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,027
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1989	

