

Property at 00077 HENLEY WAY

Prop ID 2650077

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

Administrative Information

Owner name: MACARI RAYMOND ANTHONY III &
 Second name: LE KRISTIN NGOC
 Address: 77 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650077 Neigh.: AR Zone: R40 Vol: 743 Page: 16

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	369,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Jul-2020
 Sale price: 540,000
 Sale valid:

Values

Mkt value :
 Cost value: 703,657

Summary

Total assessments	492,560
Total exemptions	
Net assessment	492,560

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3031
 Mkt/sale :
 Assmt/sale: .9121

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	.035	7,500	263		263	184
Residual	1,525						

.955 acres

Total land value

175,263

122,684

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	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	4
Garage	23	Attached 3 car	Masonry trim sf	320
Area Over Gar.	99	None	Half Baths	2
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	930
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,669
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,742	409,200
Basement	Full				
Heating	Yes	A/C Yes			11,690
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Additions					68,520
Other Features	Mason Trim	WB Stks	RR		44,727

Sub-Total				560,637
Grade	A-	Factor 1.4500		812,924
CDU		C&D Factor 1.00		812,924
Depreciation		35 %		528,401
		Computed cost value @ 70%		369,881

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	787	35,259
L Living Area	BSMT Basement addition	45	829
L Living Area	FRFF Frame first floor	45	5,152
L Living Area	AIR Air conditioning	45	137
L Living Area	OVER Frame Overhang	68	6,228
P Porches, Patios, Decks	DECK Wood deck	420	11,126
L Living Area	BSMT Basement addition	72	1,327
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	AIR Air conditioning	72	219

Total additions 68,520

