

Property at 00080 HENLEY WAY

Prop ID 2650080

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Administrative Information

Owner name: FAIRCHILD PHILIP & REBECCA
 Second name:
 Address: 80 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2650080 Neigh.: AR Zone: R40 Vol: 750 Page: 1255

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Dec-2020
Resident Land	.92	122,500				Sale price: 530,000
Resident Dwelling	1.00	393,130				Sale valid:
					Values	
Resident Excess	.36	1,890			Mkt value :	
					Cost value:	739,314
Summary			Utilities		Sales ratios	
Total assessments		517,520	Water	Connecticut	Cost/sale :	1.3949
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		517,520	Gas	None	Assmt/sale:	.9765

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						
		1.280 acres	Total land value				177,700	124,390

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	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	944
Area Over Gar.	99	None	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,100
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1990	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt		Area	
Basement	Full with walk			1,404	343,190
Heating	Yes	A/C	Yes		9,830
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:			Saunas
Additions					189,874
Other Features	Mason Trim	WB	Stks		31,990
Sub-Total					595,884
Grade	A-	Factor	1.4500		864,032
CDU		C&D Factor	1.00		864,032
Depreciation			35 %		561,621
			Computed cost value @ 70%		393,135

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	462	52,890
L Living Area	BSMT Basement addition	462	8,514
L Living Area	AIR Air conditioning	462	1,404
L Living Area	FRUF Frame upper full	372	31,148
L Living Area	AIR Air conditioning	372	1,131
L Living Area	FRFF Frame first floor	242	27,704
L Living Area	AIR Air conditioning	242	736
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	84	1,548
L Living Area	AIR Air conditioning	84	255
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	AIR Air conditioning	96	292
G Garages	FR Attached frame LE 65	744	31,742
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109
L Living Area	OVER Frame Overhang	11	1,007
P Porches, Patios, Decks	DECK Wood deck	216	5,722
Total additions			189,874

