

Property at 00085 HENLEY WAY

Prop ID 2650085

Printed 06-Feb-2024 1:15 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: YEBOAH EUGENE AND
 Second name: VAUGHAN-WILLIAMS MURIEL Y
 Address: 85 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650085 Neigh.: AR Zone: R40 Vol: 524 Page: 587

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	415,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jul-2005
 Sale price: 800,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 769,257

Summary

Total assessments	538,480
Total exemptions	
Net assessment	538,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9616
 Mkt/sale :
 Assmt/sale: .6731

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						

.920 acres

Total land value

175,000

122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1989

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 2,218	437,870
Basement	Full			
Heating	Yes	A/C Yes		12,480
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				173,405
Other Features	Mason Trim	WB Stks		32,458
Sub-Total				677,213
Grade	B+	Factor 1.3500		914,238
CDU		C&D Factor 1.00		914,238
Depreciation		35 %		594,255
Computed cost value @ 70%				415,979

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	816	34,551
L Living Area	FRUF Frame upper full	684	57,271
L Living Area	AIR Air conditioning	684	2,079
P Porches, Patios, Decks	MOFF Masonry open first f	128	8,734
P Porches, Patios, Decks	DECK Wood deck	400	10,596
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	202	23,125
L Living Area	BSMT Basement addition	202	3,722
L Living Area	AIR Air conditioning	202	614
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	BSMT Basement addition	48	885
L Living Area	AIR Air conditioning	48	146
L Living Area	FRFF Frame first floor	8	916
L Living Area	OVER Frame Overhang	8	733
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	12	1,099

Total additions 173,405

