

Property at 00096 HENLEY WAY

Prop ID 2650096

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

Administrative Information

Owner name: ROACH DIANE N
Second name:
Address: 96 HENLEY WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2650096 Neigh.: AR Zone: R40 Vol: 677 Page: 163

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	396,680

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 18-Oct-2004
Sale price: 745,000
Sale valid:

Values

Mkt value :
Cost value: 741,686

Summary

Total assessments	519,180
Total exemptions	
Net assessment	519,180

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9956
Mkt/sale :
Assmt/sale: .6969

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	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	240
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,026
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1990	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,588	500,870
Basement	Full			
Heating	Yes	A/C Yes		14,250
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:		
Additions				78,897
Other Features	Mason Trim WB Stks	RR		30,778

Sub-Total			645,795
Grade	B+	Factor 1.3500	871,823
CDU		C&D Factor 1.00	871,823
Depreciation		35 %	566,685
		Computed cost value @ 70%	396,680

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
L Living Area	AIR Air conditioning	144	438
P Porches, Patios, Decks	DECK Wood deck	910	24,106
G Garages	FRL Attached frame GT 65	786	35,214

Total additions 78,897

