

Property at 00099 HENLEY WAY

Prop ID 2650099

Printed 27-Feb-2024 8:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PENGEL DONNA
 Second name:
 Address: 99 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650099 Neigh.: AR Zone: R40 Vol: 617 Page: 835

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	403,770
Resident Outbldg	1.00	16,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Feb-2009
 Sale price: 730,000
 Sale valid:

Values

Mkt value :
 Cost value: 778,414

Summary

Total assessments	544,890	
Total exemptions		
Net assessment	544,890	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.0663
 Mkt/sale :
 Assmt/sale: .7464

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	.347	7,500	2,603			2,603	1,822
Residual		15,115						

1.267 acres

Total land value

177,603

124,322

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average		

Actual Year Built: 1989

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					2,220	502,550
Heating	Yes	A/C Yes					14,320
Plumbing	5 F/B	2 H/B	7 Add'l fix.	1 Wh/p	Saunas		33,000
Attic	None	Attic size:					
Additions							228,894
Other Features	Mason Trim	WB Stks	RR				50,000

Sub-Total				828,764
Grade	A-	Factor 1.4500		1,201,708
CDU		C&D Factor 1.00		1,201,708
Depreciation		52 %		576,820
		Computed cost value @ 70%		403,774

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	945	39,584
L Living Area	FRFF Frame first floor	823	94,218
L Living Area	BSMT Basement addition	823	15,166
L Living Area	AIR Air conditioning	823	2,502
P Porches, Patios, Decks	DECK Wood deck	761	20,159
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	99	6,032
L Living Area	FRFF Frame first floor	125	14,310
L Living Area	BSMT Basement addition	125	2,304
L Living Area	AIR Air conditioning	125	380
P Porches, Patios, Decks	DECK Wood deck	164	4,344
L Living Area	FRFF Frame first floor	10	1,145
L Living Area	BSMT Basement addition	198	3,649
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	AIR Air conditioning	198	602

Total additions 228,894

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr			648	74.05		C	47,984	50	24,000
Value at 70%			16,800				Value at 100%		24,000

