

Property at 00104 HENLEY WAY

Prop ID 2650104

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Administrative Information

Owner name: SENEVIRATNE UPALI E &
 Second name: SUNEETHA TRUSTEES
 Address: 104 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2650104 Neigh.: AR Zone: R40 Vol: 351 Page: 21

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Aug-1989
Resident Land	.92	122,500				Sale price: 775,000
Resident Dwelling	1.00	528,230				Sale valid: Y
					Values	
Resident Excess	.02	110			Mkt value :	
					Cost value: 929,771	
Summary			Utilities		Sales ratios	
Total assessments	650,840		Water	Connecticut	Cost/sale :	1.1997
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	650,840		Gas	None	Assmt/sale:	.8398

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	.020	7,500	150			150	105
Residual	871							
		.940 acres	Total land value				175,150	122,605

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	02	Hip		
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	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	1,750
Basement	01	Full	Half bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,888
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1989	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,974	454,510
Heating	Yes	A/C	Yes			12,970
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas	21,500
Attic	None	Attic size:				
Additions						266,024
Other Features	Mason Trim	WB	Stks			45,643
Sub-Total						800,647
Grade	A-	Factor	1.4500			1,160,938
CDU		C&D Factor	1.00			1,160,938
Depreciation			35 %			754,610
				Computed cost value @ 70%	528,227	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	910	38,218
L Living Area	FRUF Frame upper full	700	58,611
L Living Area	AIR Air conditioning	700	2,128
L Living Area	FRFF Frame first floor	9	1,030
L Living Area	FRUF Frame upper full	9	754
L Living Area	AIR Air conditioning	18	55
P Porches, Patios, Decks	UTIL Utility building	120	3,428
P Porches, Patios, Decks	CPAT Concrete patio	156	1,330
L Living Area	FRFF Frame first floor	228	26,102
L Living Area	BSMT Basement addition	228	4,202
L Living Area	AIR Air conditioning	228	693
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	AIR Air conditioning	440	1,338
L Living Area	BSMT Basement addition	572	10,541
L Living Area	FRFF Frame first floor	572	65,483
L Living Area	AIR Air conditioning	572	1,739

Total additions 266,024

