

Property at 00108 HENLEY WAY

Prop ID 2650108

Printed 05-Feb-2026 8:42 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MERCADANTE EDGARDO A & COLLEEN
 Second name:
 Address: 108 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2650108 Neigh.: AR Zone: R40 Vol: 809 Page: 98

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Nov-2025
Resident Land	.92	122,500				Sale price: 1,445,000
Resident Dwelling	1.00	593,760				Sale valid:
					Values	
Resident Excess	1.14	5,990			Mkt value :	
					Cost value: 1,031,786	
Summary			Utilities		Sales ratios	
Total assessments	722,250		Water	Connecticut	Cost/sale :	.7140
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	722,250		Gas	None	Assmt/sale:	.4998

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	1.140	7,500	8,550		8,550	5,985
Residual		49,658					
2.060 acres				Total land value		183,550	128,485

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	11
Interior Walls	02	Drywall	Garage cars	4
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	3
Grade	47	A-	Addtn'l fixtures	7
Garage	24	Attached 4 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	4
Interior Cond	05	Good	Actual Year Built: 1989	
Exterior Cond	05	Good		

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			2,368	531,450
Basement	Full					
Heating	Yes	A/C Yes				15,140
Plumbing	3 F/B	3 H/B	7 Add'l fix.	Wh/p	Saunas	24,000
Attic	None			Attic size:		
Additions						298,186
Other Features	Mason Trim	WB Stks				31,204
Sub-Total						899,980
Grade	A-	Factor 1.4500				1,304,971
CDU		C&D Factor 1.00				1,304,971
Depreciation		35 %				848,231
Computed cost value @ 70%						593,762

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	1,040	43,291
P Porches, Patios, Decks	FOFF Frame open first flo	238	14,500
L Living Area	FRFF Frame first floor	819	93,760
L Living Area	BSMT Basement addition	819	15,093
L Living Area	AIR Air conditioning	819	2,490
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	DECK Wood deck	832	22,040
P Porches, Patios, Decks	FOFF Frame open first flo	248	15,110
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
L Living Area	AIR Air conditioning	384	1,167
L Living Area	FRFF Frame first floor	124	14,196
L Living Area	BSMT Basement addition	124	2,285
L Living Area	AIR Air conditioning	124	377
Total additions			298,186

