

Property at 00115 HENLEY WAY

Prop ID 2650115

Printed 05-Sep-2025 4:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ELLIS ELLEN TTEE
 Second name:
 Address: 115 HENLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2650115 Neigh.: AR Zone: R40 Vol: 806 Page: 867

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	385,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Oct-2004
 Sale price: 795,000
 Sale valid:

Values

Mkt value :
 Cost value: 727,157

Summary

Total assessments	509,010	
Total exemptions		
Net assessment	509,010	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : .9147
 Mkt/sale :
 Assmt/sale: .6403

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	.100	7,500	750			750	525
Residual		4,356						

1.020 acres

Total land value

175,750

123,025

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,485	483,330
Basement	Full			
Heating	Yes	A/C Yes		13,760
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	18,000
Attic	None	Attic size:		
Additions				59,154
Other Features	WB Stks			9,250

Sub-Total			583,494
Grade	B+	Factor 1.3500	787,717
CDU		C&D Factor 1.00	787,717
Depreciation		30 %	551,402
		Computed cost value @ 70%	385,981

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	12	1,099
G Garages	FRL Attached frame GT 65	759	34,005
P Porches, Patios, Decks	FOFF Frame open first flo	216	13,160
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	36	109
P Porches, Patios, Decks	DECK Wood deck	324	8,583

Total additions 59,154

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 4 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 3,727
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1997

