

Property at 00123 HENLEY WAY

Prop ID 2650123

Printed 22-Apr-2025 4:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DELL MARY LYNN
Second name:
Address: 123 HENLEY WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2650123 Neigh.: AR Zone: R40 Vol: 802 Page: 36

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	436,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Apr-2025
Sale price: 965,000
Sale valid:

Values

Resident Excess	.43	2,260

Summary

Total assessments	561,420
Total exemptions	
Net assessment	561,420

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8311
Mkt/sale :
Assmt/sale: .5818

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	.430	7,500	3,225			3,225	2,258
Residual	18,731							

1.350 acres

Total land value

178,225

124,758

Building Valuation Summary

					Area	
Dwelling	Frame	1 1/2 story w/bsmt			2,536	492,020
Basement	Full					
Heating	Yes	A/C Yes				14,000
Plumbing	3 F/B	2 H/B	4 Add'l fix.	Wh/p	Saunas	19,000
Attic	None			Attic size:		
Additions						143,134
Other Features	Mason Trim	WB Stks	RR			42,728

Sub-Total						710,882
Grade	B+		Factor 1.3500			959,691
CDU			C&D Factor 1.00			959,691
Depreciation			35 %			623,799
			Computed cost value @ 70%			436,659

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FOFF	Frame open first flo	64	3,899
G Garages	FR	Attached frame LE 65	840	35,487
L Living Area	FRFF	Frame first floor	364	41,671
L Living Area	AIR	Air conditioning	364	1,107
L Living Area	FRFF	Frame first floor	200	22,896
L Living Area	BSMT	Basement addition	200	3,686
L Living Area	AIR	Air conditioning	200	608
P Porches, Patios, Decks	DECK	Wood deck	276	7,311
G Garages	FSF	Full-story fin o/gar	378	25,320
L Living Area	AIR	Air conditioning	378	1,149

Total additions 143,134

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	01	Hardwood	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 128
Area Over Gar.	02	Fully Unfinished	Half Baths 2
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size 980
Interior Cond	05	Good	Living area 5,000
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 1987

