

Property at 00128 HENLEY WAY

Prop ID 2650128

Printed 06-Feb-2024 1:17 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: RYAN EDWARD M AND  
Second name: HOLLY H  
Address: 128 HENLEY WAY  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 2650128 Neigh.: AR Zone: R40 Vol: 281 Page: 193

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 358,320 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 02-Aug-1993  
Sale price: 418,000  
Sale valid: Y

## Values

Mkt value :  
Cost value: 686,886

## Summary

| Total assessments | 480,820 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 480,820 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.6433  
Mkt/sale :  
Assmt/sale: 1.1503

## 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 |            |         |         |      |      |         |           |

.920 acres Total land value 175,000 122,500

## Building Valuation Summary

| Dwelling       | Frame              | 2 story w/bsmt            | Area<br>1,560 | 373,660 |
|----------------|--------------------|---------------------------|---------------|---------|
| Basement       | Full               |                           |               |         |
| Heating        | Yes                | A/C Yes                   |               | 10,690  |
| Plumbing       | 3 F/B              | 2 H/B 3 Add'l fix. 1 Wh/p | Saunas        | 21,000  |
| Attic          | None               | Attic size:               |               |         |
| Additions      |                    |                           |               | 83,994  |
| Other Features | Mason Trim WB Stks | RR                        |               | 53,771  |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 543,115 |
| Grade        | A- | Factor 1.4500             | 787,517 |
| CDU          |    | C&D Factor 1.00           | 787,517 |
| Depreciation |    | 35 %                      | 511,886 |
|              |    | Computed cost value @ 70% | 358,320 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 800  | 33,927 |
| L Living Area            | FRFF Frame first floor    | 180  | 20,607 |
| L Living Area            | BSMT Basement addition    | 180  | 3,317  |
| L Living Area            | AIR Air conditioning      | 180  | 547    |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 180  | 17,165 |
| P Porches, Patios, Decks | DECK Wood deck            | 180  | 4,768  |
| L Living Area            | FRFF Frame first floor    | 32   | 3,663  |

Total additions 83,994

## 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             | 8     |
| 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          | 47   | A-               | Full Baths              | 3     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         | 750   |
| Area Over Gar. | 99   | None             | Half Baths              | 2     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 3     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 1,100 |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,332 |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1987 |       |

