

Property at 00037 HENLEY WAY

Prop ID 2650037

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Administrative Information

Owner name: POLKOWSKI LARISSA &  
 Second name: GREGORY G II  
 Address: 37 HENLEY WAY  
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:  
 Lot: 2650037 Neigh.: AR Zone: R40 Vol: 607 Page: 1116

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	29-Jun-2010
Resident Land	.92	140,000			Sale price:	637,000
Resident Dwelling	1.00	327,330			Sale valid:	
Resident Outbldg	1.00	670			Values	
Resident Excess	.07	370			Mkt value :	
					Cost value:	669,100
Summary			Utilities		Sales ratios	
Total assessments		468,370	Water	Avon	Cost/sale :	1.0504
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		468,370	Gas	None	Assmt/sale:	.7353

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000			200,000	140,000
Primary Site		40,075					
RES	12	.070	7,500			525	370
Residual		3,049					
.9900 acres				Total land value		200,525	140,370

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	272
Area Over Gar.	02	Fully Unfinished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,135
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1987				

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,172	300,230
Basement	Full			
Heating	Yes	A/C Yes		9,100
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				16,500
Other Features	Mason Trim WB Stks		Unfin	3,500
				15,250
Sub-Total				432,980
Grade	B+	Factor 1.3500		584,520
CDU		C&D Factor 1.00		584,520
Depreciation		20 %		467,620
		Computed cost value @ 70%		327,330

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	816	25,000
G Garages	HSUF Half-story unfin o/g	816	12,400
L Living Area	FRFF Frame first floor	365	29,500
L Living Area	BSMT Basement addition	365	4,700
L Living Area	AIR Air conditioning	365	800
P Porches, Patios, Decks	DECK Wood deck	644	12,000
P Porches, Patios, Decks	FOFF Frame open first flo	160	6,900
L Living Area	OVER Frame Overhang	10	600
Total additions			91,900

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00		C	1,920	50	960
Utility Shed									
Value at 70%			670	Value at 100%			960		

