

Property at 00025 COTSWOLD WAY

Prop ID 1920025

Printed 19-Feb-2010 11:31 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	FERRARI BETH D
Second name:	
Address:	25 COTSWOLD WAY
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,066
Basement	Full		288,380
Heating	Yes	A/C Yes	8,740
Plumbing	3 F/B	3 H/B 6 Add'l fix.	Wh/p Saunas 17,400
Attic	None	Attic size:	
Additions			83,000
Other Features	WB Stks M Stks	Unfin 3,500	23,790
Sub-Total			421,310
Grade	B	Factor 1.2600	530,850
CDU		C&D Factor 1.00	530,850
Depreciation		30 %	371,600
Computed cost value @ 70%			260,120

Location Information					
Map: 025	Clerk map:				
Lot: 1920025	Neigh.:	Zone: R40	Vol: 363 Page: 205		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-Jun-1996
Resident Land	.92	140,000	Veteran	1,000	Sale price: 300,000
Resident Dwelling	1.00	260,120	Add Vet	500	Sale valid:
Resident Excess	.14	740			Values
Resident Outbldg					Mkt value :
					Cost value: 572,660
Summary		Utilities		Sales ratios	
Total assessments	400,860	Water	Avon	Cost/sale :	1.9089
Total exemptions	1,500	Sewer	Septic	Mkt/sale :	
Net assessment	399,360	Gas	None	Assmt/sale:	1.3362

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	120	9,700
L Living Area	BSMT Basement addition	120	1,600
L Living Area	AIR Air conditioning	120	300
P Porches, Patios, Decks	DECK Wood deck	522	9,800
G Garages	FR Attached frame LE 65	576	18,400
L Living Area	FRFF Frame first floor	448	36,200
L Living Area	AIR Air conditioning	448	1,000
L Living Area	FRFF Frame first floor	72	5,800
L Living Area	AIR Air conditioning	72	200
Total additions			83,000

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	.140	7,500			1,050	740
Residual		6,098					
1.0600 acres		Total land value		201,050		140,740	

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Dormer linear f	54
Attic	99	None	Full Baths	3
Grade	40	B	Half Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Addtn'l fixtures	6
Basement	01	Full	Rec Room Size	780
Bsmt Fin Qual	03	Rec Room W/ Air	Living area	3,739
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1977				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%									
Value at 100%									

