

Property at 00053 COTSWOLD WAY

Prop ID 1920053

Printed 06-Feb-2024 8:54 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: BLANCO MARIA ISABEL PRIETO
 Second name: SANJUAN SERGIO MANUEL ALIO
 Address: 53 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 2,100	417,770
Basement	Full			
Heating	Yes	A/C Yes		11,910
Plumbing	3 F/B	1 H/B Add'l fix.	Wh/p Saunas	13,500
Attic	None	Attic size:		
Additions				48,525
Other Features	WB Stks M Stks RR			38,675
Sub-Total				530,380
Grade	B	Factor 1.2600		668,279
CDU		C&D Factor 1.00		668,279
Depreciation		35 %		434,381
		Computed cost value @ 70%		304,067

Location Information			
Map: 025	Clerk map:		
Lot: 1920053	Neigh.:	Zone: R40	Vol: 776 Page: 936
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	122,500	
Resident Dwelling	1.00	304,070	
Resident Excess	.01	50	
Summary		Utilities	
Total assessments	426,620	Water	Connecticut
Total exemptions		Sewer	Septic
Net assessment	426,620	Gas	None
		Values	
		Sale date: 05-Jul-2022	
		Sale price: 805,000	
		Sale valid:	
		Mkt value :	
		Cost value: 609,457	
		Sales ratios	
		Cost/sale : .7571	
		Mkt/sale :	
		Assmt/sale: .5300	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	564	24,719
P Porches, Patios, Decks	DECK Wood deck	360	9,536
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
Total additions			48,525

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	.010	7,500	75		75	53
Residual		436					
		.930 acres		Total land value		175,075	122,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
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	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	54
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	Rec Room Size 1,200
Air Condition	01	Central Air	Whirlpools	Living area 3,246
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	1
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1977				

