

Property at 00006 COTSWOLD WAY

Prop ID 1920006

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Administrative Information

Owner name: NIAURA MATTHEW K AND
 Second name: ANN MARIE
 Address: 6 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1920006 Neigh.: Zone: R40 Vol: 623 Page: 654

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Apr-2011
Resident Land	.92	122,500				Sale price: 450,000
Resident Dwelling	1.00	277,990				Sale valid:
Resident Outbldg	1.00	11,270				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 588,457
Summary			Utilities		Sales ratios	
Total assessments		411,920	Water	Connecticut	Cost/sale :	1.3077
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		411,920	Gas	None	Assmt/sale:	.9154

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	.030	7,500	225			225	158
Residual		1,307						
			.950 acres	Total land value			175,225	122,658

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	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,224	308,040
Basement	Full				
Heating	Yes	A/C Yes			8,840
Plumbing	3 F/B	H/B Add'l fix. 1 Wh/p	Saunas		12,500
Attic	None	Attic size:			
Additions					120,271
Other Features		WB Stks RR			35,247
Sub-Total					484,898
Grade	B	Factor 1.2600			610,971
CDU		C&D Factor 1.00			610,971
Depreciation		35 %			397,131
		Computed cost value @ 70%			277,992

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	754	19,973
L Living Area	FRFF Frame first floor	462	52,890
L Living Area	BSMT Basement addition	462	8,514
L Living Area	AIR Air conditioning	462	1,404
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
G Garages	FRL Attached frame GT 65	728	32,616
Total additions			120,271

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95	2012	C	32,227	50	16,100
Block Detach Garage									
Value at 70%			11,270				Value at 100%		16,100

