

Property at 00011 COTSWOLD WAY

Prop ID 1920011

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Administrative Information

Owner name: NEJAD NIMA & VALERIE
 Second name:
 Address: 11 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1920011 Neigh.: Zone: R40 Vol: 760 Page: 563

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Jun-2021
Resident Land	.92	122,500	AEA Veteran	3,500	Sale price: 540,000
Resident Dwelling	1.00	241,400	CEB Add Vet	1,750	Sale valid:
			DAC Veteran	10,000	
Resident Excess		.17	890	Values	
Summary		Utilities		Sales ratios	
Total assessments	364,790	Water	Connecticut	Cost/sale :	.9651
Total exemptions	15,250	Sewer	Septic	Mkt/sale :	
Net assessment	349,540	Gas	None	Assmt/sale:	.6755

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	.170	7,500	1,275		1,275	893
Residual	7,405						
1.090 acres		Total land value		176,275		123,393	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
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	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	40
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	216
Basement	01	Full	Addtn'l fixtures	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	2,653
Interior Cond	04	Average	Whirlpools	
Exterior Cond	04	Average	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1977				

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,678	345,910
Basement	Full				
Heating	Yes	A/C Yes			9,880
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					61,746
Other Features	Mason Trim	WB Stks			10,409
Sub-Total					441,445
Grade	B	Factor 1.2600			556,221
CDU		C&D Factor 1.00			556,221
Depreciation		38 %			344,857
Computed cost value @ 70%					241,400

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	AIR Air conditioning	136	413
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			61,746

