

Property at 00025 COTSWOLD WAY

Prop ID 1920025

Printed 30-Dec-2025 10:16 AM 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

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	122,500	AAA Veteran	1,000	Sale price: 300,000
Resident Dwelling	1.00	341,380	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	1,540	DAC Veteran	10,000	
Resident Excess		.14	740	Values	
Total assessments		466,160	Utilities		Sales ratios
Total exemptions		11,500	Water Connecticut		Cost/sale : 2.2198
Net assessment		454,660	Sewer Septic		Mkt/sale :
			Gas None		Assmt/sale: 1.5539

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	.140	7,500	1,050		1,050	735
Residual	6,098						
1.060 acres		Total land value		176,050		123,235	

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	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	3
Attic	99	None	Addn'l fixtures	6
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	411,980
Basement	Full		2,066	
Heating	Yes	A/C Yes		11,750
Plumbing	3 F/B	3 H/B 6 Add'l fix.	Wh/p	23,500
Attic	None	Attic size:	Saunas	
Additions				116,440
Other Features		WB Stks M Stks RR		31,797
Sub-Total				595,467
Grade	B	Factor 1.2600		750,288
CDU		C&D Factor 1.00		750,288
Depreciation		35 %		487,687
Computed cost value @ 70%				341,381

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	DECK Wood deck	522	13,828
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	AIR Air conditioning	448	1,362
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	AIR Air conditioning	72	219

Total additions 116,440

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00	2013	C	4,320	50	2,200
Utility Shed									
Value at 70%		1,540	Value at 100%		2,200				

