

Property at 00026 COTSWOLD WAY

Prop ID 1920026

Printed 06-Feb-2024 8:52 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HENKE GREGORY P &
 Second name: JANELL C
 Address: 26 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1920026 Neigh.: Zone: R40 Vol: 420 Page: 678

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Apr-1995
Resident Land	.92	122,500				Sale price: 430,000
Resident Dwelling	1.00	467,380				Sale valid: Y
					Values	
Resident Excess	1.18	6,200			Mkt value :	
					Cost value:	851,543
Summary			Utilities		Sales ratios	
Total assessments		596,080	Water	Connecticut	Cost/sale :	1.9803
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		596,080	Gas	None	Assmt/sale:	1.3862

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	1.180	7,500	8,850		8,850	6,195
Residual		51,401					
		2.100 acres	Total land value			183,850	128,695

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	2,587	500,700	
Basement	Full				
Heating	Yes	A/C Yes		14,250	
Plumbing	4 F/B	3 H/B	5 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		30,500
Additions					190,812
Other Features	Mason Trim WB Stks	RR			78,986
Sub-Total					815,248
Grade	B	Factor 1.2600			1,027,212
CDU		C&D Factor 1.00			1,027,212
Depreciation		35 %			667,688
				Computed cost value @ 70%	467,382

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	DECK Wood deck	642	17,007
P Porches, Patios, Decks	BPAT Brick/flagstone pati	378	8,620
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
G Garages	FR Attached frame LE 65	816	34,551
L Living Area	FRUF Frame upper full	612	51,243
L Living Area	AIR Air conditioning	612	1,860
L Living Area	BSMT Basement addition	495	9,122
L Living Area	FRFF Frame first floor	495	56,668
L Living Area	AIR Air conditioning	495	1,505

Total additions 190,812

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	168
Area Over Gar.	03	Partial	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	2,300
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,988
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 1985	

