

Property at 00030 COTSWOLD WAY

Prop ID 1920030

Printed 21-May-2026 9:07 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GILBERTI JOSEPH
 Second name:
 Address: 45 LONGVIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1920030 Neigh.: Zone: R40 Vol: 814 Page: 630

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Dec-2021
Resident Land	.92	122,500				Sale price: 580,000
Resident Dwelling	1.00	274,630				Sale valid:
					Values	
Resident Excess	.18	950				Mkt value :
					Cost value: 568,686	
Summary			Utilities		Sales ratios	
Total assessments		398,080	Water	Connecticut		Cost/sale : .9805
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		398,080	Gas	None		Assmt/sale: .6863

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	.180	7,500	1,350			1,350	945
Residual		7,841						
1.100 acres				Total land value			176,350	123,445

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	312,730
Basement	Full with walk		1,248	
Heating	Yes	A/C Yes		8,970
Plumbing	2 F/B	2 H/B	1 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				115,536
Other Features	WB Stks	RR		29,299
Sub-Total				479,035
Grade	B	Factor 1.2600		603,584
CDU		C&D Factor 1.00		603,584
Depreciation		35 %		392,330
Computed cost value @ 70%				274,631

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109
P Porches, Patios, Decks	DECK Wood deck	288	7,629
P Porches, Patios, Decks	BPAT Brick/flagstone pati	520	11,858
L Living Area	FRFF Frame first floor	460	52,661
L Living Area	BSMT Basement addition	460	8,477
L Living Area	AIR Air conditioning	460	1,398
G Garages	FRL Attached frame GT 65	672	30,107

Total additions 115,536

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	3,056
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1978				

