

Property at 00042 COTSWOLD WAY

Prop ID 1920042

Printed 06-Feb-2024 8:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BERMAN ROBERT C AND
 Second name: LISA A
 Address: 42 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1920042 Neigh.: Zone: R40 Vol: 497 Page: 922

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-May-2004
Resident Land	.92	122,500				Sale price: 510,000
Resident Dwelling	1.00	272,840				Sale valid: Y
					Values	
Resident Excess	.06	320				Mkt value :
						Cost value: 565,229
Summary			Utilities		Sales ratios	
Total assessments		395,660	Water	Connecticut	Cost/sale :	1.1083
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		395,660	Gas	None	Assmt/sale:	.7758

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	.060	7,500	450			450	315
Residual		2,614						
		.980 acres	Total land value				175,450	122,815

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,188	301,010
Basement	Full with walk				
Heating	Yes	A/C Yes			8,640
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,500
Additions					77,865
Other Features	Mason Trim	WB Stks	RR		42,171
Sub-Total					444,186
Grade	B+	Factor 1.3500			599,651
CDU		C&D Factor 1.00			599,651
Depreciation		35 %			389,773
		Computed cost value @ 70%			272,841

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	511	13,536
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
L Living Area	OVER Frame Overhang	44	4,030
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	AIR Air conditioning	196	596
L Living Area	AIR Air conditioning	44	134

Total additions 77,865

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	8
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	43	B+	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	464
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Living area	2,616
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1978				

