

Property at 00052 COTSWOLD WAY

Prop ID 1920052

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Administrative Information

Owner name: RUBENSTEIN REBECCA & ARI Y
Second name:
Address: 52 COTSWOLD WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 1920052 Neigh.: Zone: R40 Vol: 798 Page: 1193

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Nov-2024
Resident Land	.92	122,500				Sale price: 815,000
Resident Dwelling	1.00	302,270				Sale valid:
					Values	
Resident Excess	.06	320				Mkt value : Cost value: 607,271
Summary			Utilities		Sales ratios	
Total assessments		425,090	Water	Connecticut	Cost/sale :	.7451
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		425,090	Gas	None	Assmt/sale:	.5216

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
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	3
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	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	904
Interior Cond	05	Good	Living area	3,168
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,584	378,340
Basement	Full			
Heating	Yes	A/C Yes		10,820
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	14,000
Attic	None	Attic size:	Saunas	
Additions				50,274
Other Features		WB Stks	RR	38,655
Sub-Total				492,089
Grade	B+	Factor 1.3500		664,320
CDU		C&D Factor 1.00		664,320
Depreciation		35 %		431,808
Computed cost value @ 70%				302,266

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	704	31,541
P Porches, Patios, Decks	DECK Wood deck	560	14,834
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
Total additions			50,274

