

Property at 00061 COTSWOLD WAY

Prop ID 1920061

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Administrative Information

Owner name: RILEY BLAKE & MICHELLE
 Second name:
 Address: 61 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1920061 Neigh.: Zone: R40 Vol: 687 Page: 746

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	270,680
Resident Outbldg	3.00	17,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-2015
 Sale price: 463,000
 Sale valid:

Values

Mkt value :
 Cost value: 588,143

Summary

Total assessments	411,700
Total exemptions	
Net assessment	411,700

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2703
 Mkt/sale :
 Assmt/sale: .8892

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	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1976

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full				1,624	336,710
Heating	Yes	A/C	Yes			9,620
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:				
Additions						79,120
Other Features		WB Stks	RR			32,701
Sub-Total						472,151
Grade	B	Factor	1.2600			594,910
CDU		C&D Factor	1.00			594,910
Depreciation			35 %			386,692
			Computed cost value @ 70%			270,684

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	120	13,738
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
P Porches, Patios, Decks	CPAT Concrete patio	432	3,682
L Living Area	AIR Air conditioning	120	365
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
L Living Area	AIR Air conditioning	144	438
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	576	25,187

Total additions 79,120

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2023	C	5,760	50	2,900
Utility Shed									
RP1 Pool w/ Plastic Linr	16	36	576	58.15	2023	B	42,203	50	21,100
RS1 Frame	8	12	96	30.00	2023	C	2,880	50	1,400
Utility Shed									
Value at 70%		17,780	Value at 100%		25,400				

