

Property at 00067 COTSWOLD WAY

Prop ID 1920067

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Administrative Information

Owner name: PEREGRIN GUY AND
Second name: JANE ELLEN
Address: 67 COTSWOLD WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 1920067 Neigh.: Zone: R40 Vol: 203 Page: 519

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	274,370

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 05-Feb-1988
Sale price: 395,000
Sale valid:

Values

Resident Excess		
.04	210	

Mkt value :
Cost value: 567,257

Summary

Total assessments	397,080
Total exemptions	
Net assessment	397,080

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4361
Mkt/sale :
Assmt/sale: 1.0053

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	.040	7,500	300		300	210
Residual	1,742						

.960 acres

Total land value

175,300

122,710

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	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	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	480
Interior Cond	05	Good	Living area	2,620
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Saunas	
			Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	296,710
Basement	Full		1,166	
Heating	Yes	A/C Yes		8,520
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				108,377
Other Features	WB Stks	RR		24,070

Sub-Total			446,677
Grade	B+	Factor 1.3500	603,014
CDU		C&D Factor 1.00	603,014
Depreciation		35 %	391,959
		Computed cost value @ 70%	274,371

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	41	3,755
L Living Area	AIR Air conditioning	41	125
L Living Area	FRFF Frame first floor	247	28,277
L Living Area	BSMT Basement addition	247	4,552
L Living Area	AIR Air conditioning	247	751
P Porches, Patios, Decks	UTIL Utility building	140	3,999
P Porches, Patios, Decks	FEFF Frame enclosed first	209	19,931
P Porches, Patios, Decks	BPAT Brick/flagstone pati	612	13,956
G Garages	FRL Attached frame GT 65	672	30,107
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 108,377

Scale: 1" = 9.35 feet