

Property at 00075 COTSWOLD WAY

Prop ID 1920075

Printed 06-Feb-2024 8:55 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ALDINGER BRADFORD J AND  
 Second name: HUGUET JORDAN AMY  
 Address: 75 COTSWOLD WAY  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
 Lot: 1920075 Neigh.: Zone: R40 Vol: 645 Page: 497

| Assessments       |      |         | Exemptions |             | Last sale    |                        |
|-------------------|------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       |                        |
| Resident Land     | .92  | 122,500 |            |             |              | Sale date: 31-Jul-2012 |
| Resident Dwelling | 1.00 | 246,100 |            |             |              | Sale price: 439,000    |
|                   |      |         |            |             |              | Sale valid:            |
|                   |      |         |            |             | Values       |                        |
| Resident Excess   | .13  | 680     |            |             |              | Mkt value :            |
|                   |      |         |            |             |              | Cost value: 527,543    |
| Summary           |      |         | Utilities  |             | Sales ratios |                        |
| Total assessments |      | 369,280 | Water      | Connecticut | Cost/sale :  | 1.2017                 |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    |      | 369,280 | Gas        | None        | Assmt/sale:  | .8412                  |

## 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  | .130       | 7,500   | 975              |      |      | 975     | 683       |
| Residual     |     | 5,663      |         |                  |      |      |         |           |
| 1.050 acres  |     |            |         | Total land value |      |      | 175,975 | 123,183   |

## Building Valuation Summary

|                           |       |                 |              |       |         |
|---------------------------|-------|-----------------|--------------|-------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,188 | 301,010 |
| Basement                  | Full  |                 |              |       |         |
| Heating                   | Yes   | A/C Yes         |              |       | 8,640   |
| Plumbing                  | 2 F/B | 2 H/B           | 1 Add'l fix. | Wh/p  | Saunas  |
| Attic                     | None  |                 | Attic size:  |       | 12,500  |
| Additions                 |       |                 |              |       | 83,973  |
| Other Features            |       | WB Stks         | RR           |       | 23,140  |
| Sub-Total                 |       |                 |              |       | 429,263 |
| Grade                     | B     | Factor 1.2600   |              |       | 540,871 |
| CDU                       |       | C&D Factor 1.00 |              |       | 540,871 |
| Depreciation              |       | 35 %            |              |       | 351,566 |
| Computed cost value @ 70% |       |                 |              |       | 246,096 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 190  | 5,033  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 220  | 5,017  |
| L Living Area            | FRFF Frame first floor    | 352  | 40,297 |
| L Living Area            | AIR Air conditioning      | 352  | 1,070  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 112  | 6,824  |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187 |
| P Porches, Patios, Decks | CPAT Concrete patio       | 64   | 545    |
| Total additions          |                           |      | 83,973 |

## 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/Carpeti | Bedrooms         | 4     |
| Heating System          | 01   | Hot Water        | 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                | 01   | Full             | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Addtn'l fixtures | 1     |
| Air Condition           | 01   | Central Air      | Rec Room Size    | 654   |
| Interior Cond           | 05   | Good             | Living area      | 2,738 |
| Exterior Cond           | 05   | Good             | Whirlpools       |       |
|                         |      |                  | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 1975 |      |                  |                  |       |

