

Property at 00076 COTSWOLD WAY

Prop ID 1920076

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Administrative Information

Owner name: SANTULLI MARTIN A III
 Second name:
 Address: 76 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1920076 Neigh.: Zone: R40 Vol: 651 Page: 1228

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Dec-2012
Resident Land	.92	122,500				Sale price: 250,000
Resident Dwelling	1.00	385,280				Sale valid: 25
Resident Outbldg	1.00	27,860				Values
						Mkt value :
Resident Excess	.12	630				Cost value: 766,100
Summary			Utilities		Sales ratios	
Total assessments		536,270	Water	Connecticut	Cost/sale :	3.0644
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		536,270	Gas	None	Assmt/sale:	2.1451

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	.120	7,500	900			900	630
Residual		5,227						
		1.040 acres	Total land value				175,900	123,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	6
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	4
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	
Basement	Full with walk				4,540	643,940
Heating	Yes	A/C	Yes			18,270
Plumbing	4 F/B	1 H/B	6 Add'l fix.	Wh/p	Saunas	21,500
Attic	None	Attic size:				
Additions						153,562
Other Features	Mason Trim	WB	Stks			36,388
Sub-Total						873,660
Grade	B	Factor	1.2600			1,100,812
CDU		C&D Factor	1.00			1,100,812
Depreciation				50 %	550,406	
				Computed cost value @ 70%	385,284	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	560	14,834
P Porches, Patios, Decks	DECK Wood deck	192	5,086
G Garages	FR Attached frame LE 65	625	27,099
P Porches, Patios, Decks	FOFF Frame open first flo	512	31,194
P Porches, Patios, Decks	UTIL Utility building	2,638	75,349
Total additions			153,562

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
IP1 Indoor pool	20	36	720	110.5	1977	C	79,596	50	39,800
Value at 70%		27,860	Value at 100%		39,800				

