

Property at 00088 COTSWOLD WAY

Prop ID 1920088

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Administrative Information

Owner name: BERTOLA CHRISTOPHER M
 Second name:
 Address: 88 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1920088 Neigh.: Zone: R40 Vol: 703 Page: 1223

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	300,740
Resident Outbldg	1.00	2,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Nov-2016
 Sale price: 345,000
 Sale valid:

Values

Mkt value :
 Cost value: 608,457

Summary

Total assessments	425,920	
Total exemptions		
Net assessment	425,920	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.7636
 Mkt/sale :
 Assmt/sale: 1.2346

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

175,225

122,658

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	40	B	Whirlpools	2,637
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,637	393,510
Basement	Full with walk				
Heating	Yes	A/C Yes			11,210
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		15,500
Additions					35,762
Other Features	Mason Trim	WB Stks	RR		68,588
Sub-Total					524,570
Grade	B	Factor 1.2600			660,958
CDU		C&D Factor 1.00			660,958
Depreciation		35 %			429,623
Computed cost value @ 70%					300,736

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	99	844
P Porches, Patios, Decks	DECK Wood deck	234	6,199
P Porches, Patios, Decks	DECK Wood deck	98	2,596
G Garages	FR Attached frame LE 65	600	26,123

Total additions 35,762

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2021	C	7,200	50	3,600
Utility Shed									
Value at 70%					2,520	Value at 100%			
						3,600			

