

Property at 00098 COTSWOLD WAY

Prop ID 1920098

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Administrative Information

Owner name: SMALL JASON &
Second name: NICASIO ERICA
Address: 98 COTSWOLD WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 1920098 Neigh.: Zone: R40 Vol: 803 Page: 1039

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 02-Jun-2025	
Resident Land	.92 122,500			Sale price: 905,000	
Resident Dwelling	1.00 290,450			Sale valid:	
				Values	
Resident Excess	.12 630			Mkt value :	
				Cost value: 590,829	
Summary		Utilities		Sales ratios	
Total assessments	413,580	Water Connecticut		Cost/sale :	.6528
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	413,580	Gas None		Assmt/sale:	.4570

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

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	1,290	279,840
Basement	Full with walk		
Heating	Yes A/C Yes		8,020
Plumbing	3 F/B 1 H/B 1 Add'l fix. 1 Wh/p	Saunas	16,500
Attic	None Attic size:		
Additions			136,139
Other Features	Mason Trim WB Stks RR		32,355
Sub-Total			472,854
Grade	B+	Factor 1.3500	638,353
CDU		C&D Factor 1.00	638,353
Depreciation		35 %	414,929
		Computed cost value @ 70%	290,450

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	520	59,530
L Living Area	BSMT Basement addition	520	9,583
L Living Area	AIR Air conditioning	520	1,581
P Porches, Patios, Decks	DECK Wood deck	640	16,954
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	BSMT Basement addition	126	2,322
L Living Area	AIR Air conditioning	126	383
G Garages	FRL Attached frame GT 65	700	31,361

Total additions 136,139

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	54
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	64
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,908
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1976	

