

Property at 00104 COTSWOLD WAY

Prop ID 1920104

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Administrative Information

Owner name: AZZOLINO MARK J AND
 Second name: ROSADO JENNIFER L
 Address: 104 COTSWOLD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1920104 Neigh.: Zone: R40 Vol: 680 Page: 536

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	273,340

Exemptions

Exempt	Cat	Amount
LBA	Volfire	62,500

Last sale

Sale date: 20-Nov-2014
 Sale price: 500,000
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.05	260		565,857

Summary

Category	Amount
Total assessments	396,100
Total exemptions	62,500
Net assessment	333,600

Utilities

Utility	Connecticut
Water	
Sewer	Septic
Gas	None

Sales ratios

Category	Ratio
Cost/sale	1.1317
Mkt/sale	
Assmt/sale	.7922

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	.050	7,500	375			375	263
Residual	2,178							
.970 acres				Total land value			175,375	122,763

Building Valuation Summary

Category	Value	Area
Dwelling	Frame 2 story w/bsmt	1,359
Basement	Full	
Heating	Yes A/C Yes	9,580
Plumbing	3 F/B 1 H/B 1 Add'l fix. Wh/p	14,000
Attic	None Attic size:	
Additions		98,167
Other Features	WB Stks RR	20,634
Sub-Total		476,781
Grade	B Factor 1.2600	600,744
CDU	C&D Factor 1.00	600,744
Depreciation	35 %	390,484
Computed cost value @ 70%		273,339

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	53	4,854
L Living Area	AIR Air conditioning	53	161
P Porches, Patios, Decks	DECK Wood deck	288	7,629
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	576	48,228
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	FOFF Frame open first flo	170	10,357
Total additions			98,167

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	
Actual Year Built: 1977			

