

Property at 00015 COLD SPRING ROAD

Prop ID 1870015

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Administrative Information

Owner name: FYFFE MATTHEW AND
Second name: MAUGERI MEGHAN
Address: 15 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1870015 Neigh.: AR Zone: R40 Vol: 787 Page: 1215

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Sep-2023
Resident Land	.76	122,500				Sale price: 801,000
Resident Dwelling	1.00	348,270				Sale valid: 07
					Values	
					Mkt value :	
					Cost value: 672,529	
Summary			Utilities		Sales ratios	
Total assessments	470,770		Water	Connecticut	Cost/sale :	.8396
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	470,770		Gas	None	Assmt/sale:	.5877

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	175,000	175,000			175,000	122,500
Primary Site		33,106						
		.760 acres		Total land value			175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	146
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	480
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	06	Very Good	Living area	3,128
Exterior Cond	06	Very Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1979	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,134
Basement	Full		290,460
Heating	Yes	A/C Yes	8,340
Plumbing	2 F/B	1 H/B	1 Add'l fix.
Attic	None	Wh/p	Saunas
		Attic size:	9,000
Additions			128,921
Other Features Mason Trim WB Stks			23,950
Sub-Total			460,671
Grade	B+	Factor 1.3500	621,906
CDU		C&D Factor 1.00	621,906
Depreciation		20 %	497,525
		Computed cost value @ 70%	348,268

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	488	21,753
P Porches, Patios, Decks	UTIL Utility building	114	3,256
L Living Area	FRFF Frame first floor	148	16,943
L Living Area	FRFF Frame first floor	238	27,246
P Porches, Patios, Decks	DECK Wood deck	420	11,126
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	BSMT Basement addition	176	3,243
L Living Area	OVER Frame Overhang	84	7,693
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	AIR Air conditioning	432	1,313
L Living Area	AIR Air conditioning	238	724
G Garages	FSF Full-story fin o/gar	190	12,727
Total additions			128,921

