

Property at 00008 COLD SPRING ROAD

Prop ID 1870008

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Administrative Information

Owner name: BISAILLON ROBERT J JR AND
 Second name: DEANNA
 Address: 8 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870008 Neigh.: AR Zone: R40 Vol: 558 Page: 916

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-May-2007
Resident Land	.92	122,500				Sale price: 440,000
Resident Dwelling	1.00	268,510				Sale valid: Y
					Values	
Resident Excess	.53	2,780			Mkt value :	
					Cost value:	562,557
Summary			Utilities		Sales ratios	
Total assessments	393,790		Water	Connecticut	Cost/sale :	1.2785
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	393,790		Gas	None	Assmt/sale:	.8950

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	.530	7,500	3,975		3,975	2,783
Residual	23,087						
1.450 acres			Total land value		178,975	125,283	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,064	276,790
Basement	Full				
Heating	Yes	A/C Yes			7,950
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					120,366
Other Features		WB Stks	RR		23,023
Sub-Total					437,129
Grade	B+	Factor 1.3500			590,124
CDU		C&D Factor 1.00			590,124
Depreciation		35 %			383,581
Computed cost value @ 70%					268,507

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
G Garages	HSF Half-story fin o/gar	552	22,582
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	FRUH Frame upper half	96	4,909
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
P Porches, Patios, Decks	DECK Wood deck	235	6,225
L Living Area	AIR Air conditioning	192	584
L Living Area	AIR Air conditioning	276	839
L Living Area	AIR Air conditioning	96	292
L Living Area	AIR Air conditioning	48	146
Total additions			120,366

Scale: 1" = 7.54 feet