

Property at 00019 COLD SPRING ROAD

Prop ID 1870019

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Administrative Information

Owner name: NIGAM SHANTUL & KAVITA
 Second name:
 Address: 19 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870019 Neigh.: AR Zone: R40 Vol: 433 Page: 1211

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jul-2002
Resident Land	.92	122,500				Sale price: 439,000
Resident Dwelling	1.00	362,130				Sale valid: Y
Resident Outbldg	1.00	12,250				
					Values	
Resident Excess	.02	110				Mkt value : Cost value: 709,986
Summary			Utilities		Sales ratios	
Total assessments		496,990	Water	Connecticut	Cost/sale :	1.6173
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		496,990	Gas	None	Assmt/sale:	1.1321

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	.020	7,500	150			150	105
Residual	871							
			.940 acres	Total land value			175,150	122,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	10	English Tudor		
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	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	650
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,756
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,209	305,110
Basement	Full				
Heating	Yes	A/C Yes			8,750
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	23,000
Attic	None		Attic size:		
Additions					179,744
Other Features		WB Stks	RR		32,290
Sub-Total					548,894
Grade	A-	Factor 1.4500			795,896
CDU		C&D Factor 1.00			795,896
Depreciation		35 %			517,332
Computed cost value @ 70%					362,132

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	BSMT Basement addition	128	2,359
P Porches, Patios, Decks	FEFF Frame enclosed first	234	22,315
P Porches, Patios, Decks	DECK Wood deck	258	6,834
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRUF Frame upper full	240	20,095
L Living Area	OVER Frame Overhang	54	4,946
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	FRUF Frame upper full	16	1,340
L Living Area	AIR Air conditioning	128	389
L Living Area	AIR Air conditioning	32	97
L Living Area	AIR Air conditioning	54	164
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	240	730
G Garages	FRL Attached frame GT 65	660	29,569
G Garages	FSF Full-story fin o/gar	660	44,209
L Living Area	AIR Air conditioning	660	2,006
Total additions			179,744

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
TC1 Asphalt			1	35,00		C	35,000	50	17,500
Tennis court									
Value at 70%	12,250						Value at 100%		17,500

