

Property at 00023 COLD SPRING ROAD

Prop ID 1870023

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Administrative Information

Owner name: CREASEY E HARRY III &
 Second name: CATHY L
 Address: 23 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870023 Neigh.: Zone: R40 Vol: 254 Page: 605

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	276,680
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Dec-1991
 Sale price: 290,000
 Sale valid:

Values

Mkt value :
 Cost value: 577,657

Summary

Total assessments	404,360
Total exemptions	
Net assessment	404,360

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.9919
 Mkt/sale :
 Assmt/sale: 1.3943

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	.600	7,500	4,500			4,500	3,150
Residual	26,136							

1.520 acres

Total land value

179,500

125,650

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	04	Living Area w/o		
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	
Basement	Full				1,176	298,670
Heating	Yes	A/C	Yes			8,570
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:				
Additions						104,318
Other Features	WB Stks					28,874
Sub-Total						450,432
Grade	B+	Factor	1.3500			608,083
CDU		C&D Factor	1.00			608,083
Depreciation				35 %	395,254	
				Computed cost value @ 70%		276,678

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	528	13,987
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	FRFF Frame first floor	10	1,145
L Living Area	FRUF Frame upper full	10	837
L Living Area	AIR Air conditioning	384	1,167
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	DECK Wood deck	190	5,033

Total additions 104,318

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2012	C	5,760	50	2,900
Utility Shed									
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