

Property at 00028 COLD SPRING ROAD

Prop ID 1870028

Printed 21-Sep-2026 8:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOWERS MAUREEN
 Second name:
 Address: 28 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870028 Neigh.: AR Zone: R40 Vol: 633 Page: 822

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Dec-1994
Resident Land	.92	122,500	AAA	Veteran	1,000	Sale price: 255,000
Resident Dwelling	1.00	236,010	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	
Resident Excess	.02	110				Values
						Mkt value :
						Cost value: 512,314

Summary

Total assessments	358,620	Water	Connecticut	Cost/sale : 2.0091
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :
Net assessment	347,120	Gas	None	Assmt/sale: 1.4064

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	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	325,480
Basement	Full with walk		2,120	
Heating	Yes	A/C Yes		9,290
Plumbing	3 F/B	H/B 4 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:	1 Saunas	
Additions				45,013
Other Features	WB Stks	RR	Bsmt Gar	46,562
Sub-Total				443,345
Grade	B-	Factor 1.1700		518,714
CDU		C&D Factor 1.00		518,714
Depreciation		35 %		337,164
		Computed cost value @ 70%		236,015

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	8	733
L Living Area	OVER Frame Overhang	7	641
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P Porches, Patios, Decks	DECK Wood deck	120	3,179
P Porches, Patios, Decks	UTIL Utility building	120	3,428
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	DECK Wood deck	208	5,510
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
L Living Area	AIR Air conditioning	166	505
Total additions			45,013

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 4 Rec Room Size 1,020
Grade	37	B-	Whirlpools 1 Living area 2,286
Garage	12	Basement 2 car	Saunas 1 # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	04	Full with walk-o	W/B stacks 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 3
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1979

