

Property at 00032 COLD SPRING ROAD

Prop ID 1870032

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Administrative Information

Owner name: SAKONCHICK DONALD M &
 Second name: BETH A
 Address: 32 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870032 Neigh.: AR Zone: R40 Vol: 375 Page: 297

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	239,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Aug-1999
 Sale price: 335,000
 Sale valid: Y

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.13	680		518,371

Summary

Category	Amount
Total assessments	362,860
Total exemptions	
Net assessment	362,860

Utilities

Utility	Amount
Water Connecticut	
Sewer Public sewer	
Gas None	

Sales ratios

Category	Ratio
Cost/sale	1.5474
Mkt/sale	
Assmt/sale	1.0832

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	.130	7,500	975			975	683
Residual		5,663						

1.050 acres

Total land value

175,975

123,183

Building Valuation Summary

Category	Description	Area	Value
Dwelling	Frame 2 story w/bsmt	1,176	298,670
Basement	Full with walk		
Heating	Yes A/C Yes		8,570
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p		9,000
Attic	None Attic size:		
Additions			85,825
Other Features	WB Stks		16,000

Category	Value
Sub-Total	418,065
Grade B	526,762
CDU	526,762
Depreciation	342,395
Computed cost value @ 70%	239,677

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	FRFF Frame first floor	336	38,466
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	AIR Air conditioning	336	1,021

Total additions 85,825

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	40	B	
Garage	23	Attached 3 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1979

