

Property at 00041 COLD SPRING ROAD

Prop ID 1870041

Printed 05-Feb-2024 3:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOWARD CLAUDE O III AND
 Second name: MICHELLE C
 Address: 41 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870041 Neigh.: AR Zone: R40 Vol: 627 Page: 254

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	265,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Aug-2011
 Sale price: 420,000
 Sale valid:

Values

Mkt value :
 Cost value: 554,214

Summary

Total assessments	387,950
Total exemptions	
Net assessment	387,950

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3196
 Mkt/sale :
 Assmt/sale: .9237

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						

.920 acres Total land value 175,000 122,500

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,106	284,990
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		8,190
Plumbing	2 F/B	1 H/B 3 Add'l fix.	1 Wh/p	12,500
Attic	None		Saunas	
Additions				103,343
Other Features	WB Stks	RR	Bsmt Gar	25,383

Sub-Total		432,146
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		265,446

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	264	6,993
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	BSMT Basement addition	624	11,499
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	AIR Air conditioning	624	1,897

Total additions 103,343

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	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	03	Partial > half	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1979

