

Property at 00063 COLD SPRING ROAD

Prop ID 1870063

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Administrative Information

Owner name: ROME MARC ARIC & LUCIA M
Second name:
Address: 63 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1870063 Neigh.: AR Zone: R40 Vol: 771 Page: 175

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	229,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Sep-2018
Sale price: 275,000
Sale valid:

Values

Mkt value :
Cost value: 503,400

Summary

Total assessments	352,380
Total exemptions	
Net assessment	352,380

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.8305
Mkt/sale :
Assmt/sale: 1.2814

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	250,230
Basement	Full		928	
Heating	Yes	A/C Yes		7,200
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				108,962
Other Features	Mason Trim	WB Stks	RR	26,087

Sub-Total			400,979
Grade	B	Factor 1.2600	505,234
CDU		C&D Factor 1.00	505,234
Depreciation		35 %	328,402
		Computed cost value @ 70%	229,881

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	FRFF Frame first floor	13	1,488
L Living Area	OVER Frame Overhang	86	7,876
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	330	1,003

Total additions 108,962

