

Property at 00070 COLD SPRING ROAD

Prop ID 1870070

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Administrative Information

Owner name: GORDON LESLIE W AND
 Second name: PHILIP R
 Address: 70 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870070 Neigh.: AR Zone: R40 Vol: 382 Page: 989

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	224,890
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Mar-2000
 Sale price: 322,500
 Sale valid: Y

Values

Mkt value :
 Cost value: 502,500

Summary

Total assessments	351,750	
Total exemptions		
Net assessment	351,750	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.5581
 Mkt/sale :
 Assmt/sale: 1.0907

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	.670	7,500	5,025			5,025	3,518
Residual		29,185						

1.590 acres

Total land value

180,025

126,018

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	2
Area Over Gar.	99	None	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	3
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	99	None	Living area	2,600
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1977	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,228	308,820
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				10,000
Other Features	WB Stks			66,698
				6,750

Sub-Total			392,268
Grade	B	Factor 1.2600	494,258
CDU		C&D Factor 1.00	494,258
Depreciation		35 %	321,268
		Computed cost value @ 70%	224,888

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	696	29,869
P Porches, Patios, Decks	FOFF	Frame open first flo	240	14,622
P Porches, Patios, Decks	DECK	Wood deck	216	5,722
L Living Area	FRFF	Frame first floor	144	16,485

Total additions 66,698

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2008	C	2,400	50	1,200
Utility Shed									

Value at 70%

840

Value at 100%

1,200

