

Printed 05-Sep-2025 4:15 PM Design and Layout (C) Right/Angles

Building Valuation Summary

Owner name: WILSON DAVID M
Second name:
Address: 71 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

-Location Information-

Map: 012 Clerk map:
Lot: 1870071 Neigh.: AR Zone: R40 Vol: 640 Page: 1268

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-May-2012
Resident Land	.92	122,500				Sale price: 440,000
Resident Dwelling	1.00	214,550				Sale valid:
Resident Outbldg	1.00	16,660				Values
						Mkt value :
						Cost value: 505,300
Summary			Utilities		Sales ratios	
Total assessments		353,710	Water	Connecticut	Cost/sale :	1.1484
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		353,710	Gas	None	Assmt/sale:	.8039

Land Information

[illegible]

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	06	Contemporary				
Exterior Walls	10	Vertical Siding				
Roof Material	01	Asphalt Shingles	Story Height 1.5			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	7	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf	
Fuel	01	Oil	Half Baths	2	Finish bsmt sz	
Attic	99	None	Addtn'l fixtures	1	Rec Room Size	712
Grade	40	B	Whirlpools		Living area	2,364
Garage	22	Attached 2 car	Saunas		# Living Units	1
Area Over Gar.	03	Partial	M/F stacks			
Basement	01	Full	W/B stacks	2		
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	1 1/2 story w/bsmt	Area	237,270
Basement	Full		1,040	
Heating	Yes	A/C Yes		6,820
Plumbing	2 F/B	2 H/B 1 Add'l fix.	Wh/p Saunas	12,500
Attic	None	Attic size:		
Additions				88,474
Other Features		WB Stks RR		29,179
Sub-Total				374,243
Grade	B	Factor 1.2600		471,546
CDU		C&D Factor 1.00		471,546
Depreciation		35 %		306,505
		Computed cost value @ 70%		214,554

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	466	31,215
P Porches, Patios, Decks	DECK Wood deck	370	9,801
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	AIR Air conditioning	208	632
L Living Area	AIR Air conditioning	466	1,417
Total additions			88,474

Outbuilding Information

[illegible]

