

Property at 00081 COLD SPRING ROAD

Prop ID 1870081

Printed 05-Feb-2024 3:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NASTO CARL R AND
Second name: CATHERINE WASSEL
Address: 81 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1870081 Neigh.: AR Zone: R40 Vol: 472 Page: 928

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	211,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-1997
Sale price: 285,000
Sale valid:

Values

Mkt value :
Cost value: 476,700

Summary

Total assessments	333,690
Total exemptions	
Net assessment	333,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6726
Mkt/sale :
Assmt/sale: 1.1708

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	Addn'l fixtures	1
Grade	40	B	Whirlpools	Living area 2,346
Garage	12	Basement 2 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	864 237,730
Basement	Full		
Heating	Yes	A/C Yes	6,850
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas 9,000
Attic	None	Attic size:	
Additions			96,303
Other Features	WB Stks	Bsmt Gar	18,500
Sub-Total			368,383
Grade	B	Factor 1.2600	464,163
CDU		C&D Factor 1.00	464,163
Depreciation		35 %	301,706
Computed cost value @ 70%			211,194

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	582	66,628
L Living Area	BSMT Basement addition	582	10,725
L Living Area	AIR Air conditioning	582	1,769
P Porches, Patios, Decks	DECK Wood deck	520	13,775
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109

Total additions 96,303

