

Property at 00088 COLD SPRING ROAD

Prop ID 1870088

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Administrative Information

Owner name: MORRIS JOHN B AND KAREN B
 Second name:
 Address: 88 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870088 Neigh.: AR Zone: R40 Vol: 624 Page: 853

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-May-2011
Resident Land	.92	122,500				Sale price: 480,500
Resident Dwelling	1.00	308,170				Sale valid:
					Values	
Resident Excess	.28	1,470			Mkt value :	
					Cost value:	617,343
Summary			Utilities		Sales ratios	
Total assessments	432,140		Water	Connecticut	Cost/sale :	1.2848
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	432,140		Gas	None	Assmt/sale:	.8994

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	.280	7,500	2,100			2,100	1,470
Residual	12,197							
1.200 acres				Total land value			177,100	123,970

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,196	302,570
Heating	Yes	A/C	Yes			8,680
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas	20,500
Attic	None	Attic size:				
Additions						118,178
Other Features	Mason Trim	WB Stks	RR			51,780
Sub-Total						501,708
Grade	B+	Factor	1.3500			677,306
CDU		C&D Factor	1.00			677,306
Depreciation			35 %			440,249
			Computed cost value @ 70%			308,174

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	392	10,384
L Living Area	FRFF Frame first floor	332	38,008
L Living Area	BSMT Basement addition	332	6,118
L Living Area	FRFF Frame first floor	169	19,347
L Living Area	BSMT Basement addition	169	3,114
L Living Area	FRUF Frame upper full	169	14,150
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	AIR Air conditioning	332	1,009
L Living Area	AIR Air conditioning	169	514
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Total additions 118,178

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	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	43	B+	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	736
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,030
Interior Cond	05	Good	Living area	3,062
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1978	

