

Property at 00089 COLD SPRING ROAD

Prop ID 1870089

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Administrative Information

Owner name: AMATO ANNA MARIA C
 Second name:
 Address: 89 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870089 Neigh.: AR Zone: R40 Vol: 696 Page: 129

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	248,510
Resident Outbldg	1.00	23,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jul-2007
 Sale price: 600,000
 Sale valid:

Values

Mkt value :
 Cost value: 563,971

Summary

Total assessments	394,780
Total exemptions	
Net assessment	394,780

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9400
 Mkt/sale :
 Assmt/sale: .6580

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	.020	7,500	150			150	105
Residual		871						

.940 acres

Total land value

175,150

122,605

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	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
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: 1979	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	936
Basement	Full		251,790
Heating	Yes	A/C Yes	7,250
Plumbing	3 F/B	H/B 2 Add'l fix. 1 Wh/p	13,500
Attic	None	Attic size:	
Additions			142,440
Other Features	WB Stks	Bsmt Gar	18,500
Sub-Total			433,480
Grade	B	Factor 1.2600	546,185
CDU		C&D Factor 1.00	546,185
Depreciation		35 %	355,020
Computed cost value @ 70%			248,514

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	BSMT Basement addition	590	10,873
L Living Area	FRFF Frame first floor	590	67,544
L Living Area	FRUF Frame upper full	590	49,401
L Living Area	AIR Air conditioning	1,180	3,587

Total additions 142,440

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	34	612	110.5	1998	C	67,657	50	33,800
Value at 70%		23,660	Value at 100%		33,800				

