

Property at 00096 COLD SPRING ROAD

Prop ID 1870096

Printed 05-Feb-2024 3:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DAS PROLOY
 Second name:
 Address: 96 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870096 Neigh.: AR Zone: R40 Vol: 720 Page: 424

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	253,190
Resident Outbldg	1.00	16,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Jun-2018
 Sale price: 450,000
 Sale valid:

Values

Mkt value :
 Cost value: 562,129

Summary

Total assessments	393,490
Total exemptions	
Net assessment	393,490

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2492
 Mkt/sale :
 Assmt/sale: .8744

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	.190	7,500	1,425			1,425	998
Residual	8,276							

1.110 acres

Total land value

176,425

123,498

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	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,006	265,470
Basement	Full with walk				
Heating	Yes	A/C Yes			7,630
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					114,906
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	39,635

Sub-Total					441,641
Grade	B	Factor 1.2600			556,468
CDU		C&D Factor 1.00			556,468
Depreciation		35 %			361,704
		Computed cost value @ 70%			253,193

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	FRFF Frame first floor	534	61,133
L Living Area	BSMT Basement addition	534	9,841
L Living Area	AIR Air conditioning	534	1,623
P Porches, Patios, Decks	DECK Wood deck	976	25,854
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	AIR Air conditioning	38	116
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021

Total additions 114,906

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	36	18	648	74.05		C	47,984	50	24,000
Value at 70%			16,800				Value at 100%		24,000

