

Property at 00099 COLD SPRING ROAD

Prop ID 1870099

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

Administrative Information

Owner name: CIMINI CRAIG & KAYLEEN
Second name:
Address: 99 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1870099 Neigh.: AR Zone: R40 Vol: 677 Page: 247

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	222,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Aug-2014
Sale price: 390,000
Sale valid:

Values

Mkt value :
Cost value: 494,457

Summary

Total assessments	346,120
Total exemptions	
Net assessment	346,120

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2678
Mkt/sale :
Assmt/sale: .8875

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,176	298,670
Basement	Full			
Heating	Yes	A/C Yes		8,570
Plumbing	2 F/B	1 H/B 4 Add'l fix.	Wh/p	10,500
Attic	None	Attic size:		
Additions				41,524
Other Features		WB Stks	RR	29,055

Sub-Total				388,319
Grade	B	Factor 1.2600		489,282
CDU		C&D Factor 1.00		489,282
Depreciation		35 %		318,033
		Computed cost value @ 70%		222,623

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	42	3,847
P Porches, Patios, Decks	DECK Wood deck	224	5,934
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	BPAT Brick/flagstone pati	364	8,301
L Living Area	AIR Air conditioning	42	128

Total additions 41,524

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 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 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 4 Rec Room Size 890
Grade	40	B	Whirlpools Living area 2,394
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1977

