

Property at 00105 COLD SPRING ROAD

Prop ID 1870105

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Administrative Information

Owner name: DRABIN DIANE R AND
 Second name: MICHAEL D TRUSTEES
 Address: 105 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870105 Neigh.: AR Zone: R40 Vol: 521 Page: 1281

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Dec-1977
Resident Land	.92	122,500				Sale price: 124,105
Resident Dwelling	1.00	281,440				Sale valid:
					Values	
Resident Excess	.20	1,050			Mkt value :	
					Cost value:	578,557
Summary			Utilities		Sales ratios	
Total assessments	404,990		Water	Connecticut	Cost/sale :	4.6618
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	404,990		Gas	None	Assmt/sale:	3.2633

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	.200	7,500	1,500		1,500	1,050
Residual	8,712						
1.120 acres				Total land value		176,500	123,550

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
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	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,312
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,188	301,010
Basement	Full				
Heating	Yes	A/C Yes			8,640
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		10,500
Additions					154,764
Other Features		WB Stks			16,000
Sub-Total					490,914
Grade	B	Factor 1.2600			618,552
CDU		C&D Factor 1.00			618,552
Depreciation		35 %			402,059
Computed cost value @ 70%					281,441

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
L Living Area	BSMT Basement addition	384	7,076
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	408	10,808
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
L Living Area	FRUF Frame upper full	24	2,010
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	AIR Air conditioning	192	584
L Living Area	AIR Air conditioning	192	584

Total additions 154,764

