

Property at 00108 COLD SPRING ROAD

Prop ID 1870108

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Administrative Information

Owner name: SOLOF GREGORY J & SANDRA K
 Second name:
 Address: 108 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 1870108 Neigh.: AR Zone: R40 Vol: 508 Page: 636

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	204,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Oct-2004
 Sale price: 385,000
 Sale valid: Y

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.06	320		468,186

Summary

Category	Amount
Total assessments	327,730
Total exemptions	
Net assessment	327,730

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Category	Ratio
Cost/sale	1.2161
Mkt/sale	
Assmt/sale	.8512

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres Total land value 175,450 122,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	Addn'l fixtures	1
Grade	37	B-	Whirlpools	1
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	05	Living Area W/ A	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	1 story w/bsmt	Area	1,600	257,050
Basement	Full with walk				
Heating	Yes	A/C Yes			7,360
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	16,500
Attic	None		Attic size:		
Additions					65,634
Other Features	WB Stks		Bsmt Gar		38,381
Sub-Total					384,925
Grade	B-	Factor 1.1700			450,362
CDU		C&D Factor 1.00			450,362
Depreciation		35 %			292,735
Computed cost value @ 70%					204,915

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	DECK Wood deck	400	10,596
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	OVER Frame Overhang	24	2,198
Total additions			65,634

