

Property at 00113 COLD SPRING ROAD

Prop ID 1870113

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Administrative Information

Owner name: OQUENDO ANGEL R &
Second name: SCHUBERT CLAUDIA
Address: 113 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 1870113 Neigh.: AR Zone: R40 Vol: 599 Page: 720

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	245,550

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Dec-2009
Sale price: 375,000
Sale valid: 14

Values

Mkt value :
Cost value: 526,086

Summary

Total assessments	368,260	
Total exemptions		
Net assessment	368,260	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.4029
Mkt/sale :
Assmt/sale: .9820

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	.040	7,500	300			300	210
Residual	1,742							

.960 acres

Total land value

175,300

122,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
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	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
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

			Area	
Dwelling	Frame	1 story w/bsmt	1,444	236,520
Basement	Full			
Heating	Yes	A/C Yes		6,780
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	Fully finished w/WH		Attic size: 540	Saunas
Additions				8,500
Other Features	Mason Trim WB Stks	RR		22,761
				129,684
				24,071

Sub-Total			428,316
Grade	B	Factor 1.2600	539,678
CDU		C&D Factor 1.00	539,678
Depreciation		35 %	350,791
		Computed cost value @ 70%	245,554

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	576	48,228
G Garages	FR Attached frame LE 65	500	22,222
P Porches, Patios, Decks	DECK Wood deck	56	1,483
P Porches, Patios, Decks	DECK Wood deck	266	7,046
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	FRFF Frame first floor	30	3,434
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	AIR Air conditioning	500	1,520
L Living Area	AIR Air conditioning	352	1,070
L Living Area	AIR Air conditioning	540	1,642

Total additions 129,684

