

Property at 00123 COLD SPRING ROAD

Prop ID 1870123

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Administrative Information

Owner name: KRODEL ROBERT M & KIM M
Second name:
Address: 123 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 1870123 Neigh.: AR Zone: R40 Vol: 541 Page: 946

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-May-2006
Resident Land	.92	122,500				Sale price: 465,000
Resident Dwelling	1.00	244,890				Sale valid: Y

Values

Resident Excess	.17	890				Mkt value :
						Cost value: 526,114

Summary

Total assessments	368,280	Water	Connecticut	Cost/sale :	1.1314
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	368,280	Gas	None	Assmt/sale:	.7920

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	.170	7,500	1,275			1,275	893
Residual	7,405							

1.090 acres Total land value 176,275 123,393

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,783
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	675	200,820
Basement	Full				
Heating	Yes	A/C Yes			5,810
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:			
Additions					193,028
Other Features		WB Stks			13,500
Sub-Total					427,158
Grade	B	Factor 1.2600			538,219
CDU		C&D Factor 1.00			538,219
Depreciation		35 %			349,842
Computed cost value @ 70%					244,889

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	583	66,742
L Living Area	BSMT Basement addition	583	10,744
L Living Area	AIR Air conditioning	583	1,772
P Porches, Patios, Decks	DECK Wood deck	196	5,192
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	308	20,631
L Living Area	AIR Air conditioning	308	936
L Living Area	FRFF Frame first floor	542	62,049
L Living Area	AIR Air conditioning	542	1,648

Total additions 193,028

Scale: 1" = 7.09 feet

