

Property at 00156 COLD SPRING ROAD

Prop ID 1870156

Printed 05-Feb-2024 3:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BARROWS GEORGE H AND
Second name: JENNIFER T
Address: 156 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 1870156 Neigh.: AR Zone: R40 Vol: 562 Page: 307

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Oct-1986
Resident Land	.92	122,500				Sale price: 339,838
Resident Dwelling	1.00	277,040				Sale valid:
					Values	
Resident Excess	.07	370				Mkt value :
						Cost value: 571,300
Summary			Utilities		Sales ratios	
Total assessments		399,910	Water	Connecticut	Cost/sale :	1.6811
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		399,910	Gas	None	Assmt/sale:	1.1768

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	.070	7,500	525			525	368
Residual		3,049						
				.990 acres	Total land value		175,525	122,868

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
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	4
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,380	338,500
Basement	Full			
Heating	Yes	A/C Yes		9,690
Plumbing	2 F/B	2 H/B 4 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				72,835
Other Features		WB Stks		13,500
Sub-Total				451,025
Grade	B+	Factor 1.3500		608,884
CDU		C&D Factor 1.00		608,884
Depreciation		35 %		395,775
Computed cost value @ 70%				277,043

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	278	31,826
L Living Area	AIR Air conditioning	278	845
P Porches, Patios, Decks	DECK Wood deck	372	9,854
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	BSMT Basement addition	278	5,123
Total additions			72,835

