

Property at 00162 COLD SPRING ROAD

Prop ID 1870162

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Administrative Information

Owner name: GILBEY VINCENT F & KRISTIN L
Second name:
Address: 162 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 1870162 Neigh.: AR Zone: R40 Vol: 579 Page: 695

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	273,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Aug-2008
Sale price: 511,000
Sale valid:

Values

Resident Excess	.06	320

Mkt value :
Cost value: 566,514

Summary

Total assessments	396,560	
Total exemptions		
Net assessment	396,560	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.1086
Mkt/sale :
Assmt/sale: .7760

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	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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	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	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,836
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Saunas	
			Actual Year Built: 1986	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,344	331,470
Basement	Full				
Heating	Yes	A/C Yes			9,500
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	12,500
Attic	None			Saunas	
Additions					57,384
Other Features		WB Stks	RR		34,802

Sub-Total				445,656
Grade	B+	Factor 1.3500		601,636
CDU		C&D Factor 1.00		601,636
Depreciation		35 %		391,063
		Computed cost value @ 70%		273,744

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	452	11,973
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	BSMT Basement addition	52	958
L Living Area	AIR Air conditioning	52	158
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
G Garages	FR Attached frame LE 65	624	27,060

Total additions 57,384

