

Property at 00190 COLD SPRING ROAD

Prop ID 1870190

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Administrative Information

Owner name: DAVENPORT PETER
 Second name:
 Address: 190 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 1870190 Neigh.: AR Zone: R40 Vol: 803 Page: 982

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jun-2025
Resident Land	.92	122,500				Sale price: 1,015,000
Resident Dwelling	1.00	397,620				Sale valid:
					Values	
Resident Excess	.22	1,160			Mkt value :	
					Cost value:	744,686
Summary			Utilities		Sales ratios	
Total assessments	521,280		Water	Connecticut	Cost/sale :	.7337
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	521,280		Gas	None	Assmt/sale:	.5136

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	.220	7,500	1,650			1,650	1,155
Residual		9,583						
1.140 acres				Total land value			176,650	123,655

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
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	56
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	552
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,007
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1985	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,575
Basement	Full		498,660
Heating	Yes	A/C Yes	14,190
Plumbing	3 F/B	2 H/B 4 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			21,500
Other Features	Mason Trim WB Stks	RR	67,571
			45,399
Sub-Total			647,320
Grade	B+	Factor 1.3500	873,882
CDU		C&D Factor 1.00	873,882
Depreciation		35 %	568,023
Computed cost value @ 70%			397,616

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	696	29,869
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
P Porches, Patios, Decks	DECK Wood deck	398	10,543
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
Total additions			67,571

