

Property at 00191 COLD SPRING ROAD

Prop ID 1870191

Printed 05-Feb-2024 3:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOWE DAVID S &
 Second name: WINTER CHRISTINE A
 Address: 191 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 1870191 Neigh.: AR Zone: R40 Vol: 468 Page: 447

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	122,500				Sale date: 26-Jun-2003
Resident Dwelling	1.00	289,360				Sale price: 557,000
						Sale valid: Y
					Values	
Resident Excess	.08	420				Mkt value :
						Cost value: 588,971
Summary			Utilities		Sales ratios	
Total assessments		412,280	Water	Connecticut	Cost/sale :	1.0574
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		412,280	Gas	None	Assmt/sale:	.7402

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres				Total land value			175,600	122,920

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,176	298,670
Basement	Full						
Heating	Yes	A/C Yes					8,570
Plumbing	2 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas		16,000
Attic	None			Attic size:			
Additions							134,344
Other Features		WB Stks					13,500
Sub-Total							471,084
Grade	B+	Factor 1.3500					635,963
CDU		C&D Factor 1.00					635,963
Depreciation		35 %					413,376
Computed cost value @ 70%							289,363

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	BSMT Basement addition	540	9,951
L Living Area	AIR Air conditioning	540	1,642
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	42	128
G Garages	FRL Attached frame GT 65	768	34,408
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647

Total additions 134,344

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	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	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,910
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1985				

