

Property at 00197 COLD SPRING ROAD

Prop ID 1870197

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Administrative Information

Owner name: GACKSTATTER CHRISTIAN G AND
Second name: KAREN S
Address: 197 COLD SPRING ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1870197 Neigh.: AR Zone: R40 Vol: 324 Page: 1069

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	371,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Nov-1996
Sale price: 425,000
Sale valid: Y

Values

Resident Excess	.35	1,840

Summary

Total assessments	495,760
Total exemptions	
Net assessment	495,760

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6664
Mkt/sale :
Assmt/sale: 1.1665

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	.350	7,500	2,625		2,625	1,838
Residual	15,246						

1.270 acres

Total land value

177,625

124,338

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	10	Vertical Siding		
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	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	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	03	Partial	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	935
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,709
			# Living Units	1
			M/F stacks	
			W/B stacks	3
			W/B openings	3
			Saunas	
			Actual Year Built:	1985

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,432	348,660
Basement	Full			
Heating	Yes	A/C Yes		9,980
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				21,500
Other Features		WB Stks	RR	139,145
				43,682
Sub-Total				562,967
Grade	A-	Factor 1.4500		816,302
CDU		C&D Factor 1.00		816,302
Depreciation		35 %		530,596
Computed cost value @ 70%				371,417

Building additions

Category	Type	Area	Value
G Garages	FSF Full-story fin o/gar	369	24,717
G Garages	FR Attached frame LE 65	952	39,857
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	AIR Air conditioning	352	1,070
L Living Area	AIR Air conditioning	369	1,122
P Porches, Patios, Decks	FOFF Frame open first flo	204	12,429
P Porches, Patios, Decks	CPAT Concrete patio	168	1,432
L Living Area	OVER Frame Overhang	92	8,426
L Living Area	AIR Air conditioning	92	280
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	16	49
L Living Area	AIR Air conditioning	16	49

Total additions 139,145

