

Property at 00204 COLD SPRING ROAD

Prop ID 1870204

Printed 05-Feb-2024 3:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WHITLEY HEATHER E AND
 Second name: MELANSON JONATHAN ERNEST
 Address: 204 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870204 Neigh.: AR Zone: R40 Vol: 769 Page: 252

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	341,640

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Nov-2021
 Sale price: 609,900
 Sale valid:

Values

Mkt value :
 Cost value: 665,986

Summary

Total assessments	466,190	
Total exemptions		
Net assessment	466,190	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.0920
 Mkt/sale :
 Assmt/sale: .7644

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	.390	7,500	2,925			2,925	2,048
Residual	16,988							

1.310 acres

Total land value

177,925

124,548

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,370	336,550
Basement	Full				
Heating	Yes	A/C Yes			9,640
Plumbing	3 F/B	1 H/B	5 Add'l fix.	1 Wh/p	Saunas 18,500
Attic	None			Attic size:	
Additions					110,878
Other Features	Mason Trim WB Stks	RR			42,262

Sub-Total			517,830
Grade	A-	Factor 1.4500	750,854
CDU		C&D Factor 1.00	750,854
Depreciation		35 %	488,055
		Computed cost value @ 70%	341,639

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	750	31,976
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	AIR Air conditioning	90	274
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
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

Total additions 110,878

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf 544
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 5 Rec Room Size 780
Grade	47	A-	Whirlpools 1 Living area 3,182
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1987

