

Property at 00232 COLD SPRING ROAD

Prop ID 1870232

Printed 05-Feb-2024 3:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEOPOLD JODI M AND
 Second name: HARRIS B
 Address: 232 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870232 Neigh.: AR Zone: R40 Vol: 205 Page: 900

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Apr-1988
Resident Land	.92	122,500				Sale price: 457,950
Resident Dwelling	1.00	333,270				Sale valid: Y
Resident Outbldg	1.00	17,080				Values
Resident Excess	.22	1,160				Mkt value :
						Cost value: 677,157
Summary			Utilities		Sales ratios	
Total assessments	474,010		Water	Connecticut	Cost/sale :	1.4787
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	474,010		Gas	None	Assmt/sale:	1.0351

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	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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,250	313,120
Basement	Full				
Heating	Yes	A/C Yes			8,980
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		17,500
Additions					167,946
Other Features		WB Stks	RR		35,026
Sub-Total					542,572
Grade	B+	Factor 1.3500			732,472
CDU		C&D Factor 1.00			732,472
Depreciation		35 %			476,107
		Computed cost value @ 70%			333,275

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	112	12,822
G Garages	FR Attached frame LE 65	560	24,563
P Porches, Patios, Decks	FEFF Frame enclosed first	1,404	66,950
L Living Area	BSMT Basement addition	342	6,302
L Living Area	FRFF Frame first floor	342	39,153
L Living Area	AIR Air conditioning	342	1,040
P Porches, Patios, Decks	DECK Wood deck	366	9,695
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	BPAT Brick/flagstone pati	221	5,040
Total additions			167,946

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
IP1 Indoor pool	17	26	442	110.5	1995	C	48,863	50	24,400
Value at 70%			17,080				Value at 100%		24,400

