

Property at 00242 COLD SPRING ROAD

Prop ID 1870242

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Administrative Information

Owner name: GARCIA RICHARD & CHRISTINA
 Second name:
 Address: 242 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870242 Neigh.: AR Zone: R40 Vol: 803 Page: 1164

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	491,410
Resident Outbldg	2.00	15,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2025
 Sale price: 1,050,000
 Sale valid:

Values

Mkt value :
 Cost value: 901,943

Summary

Total assessments	631,360
Total exemptions	
Net assessment	631,360

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8590
 Mkt/sale :
 Assmt/sale: .6013

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	.430	7,500	3,225			3,225	2,258
Residual		18,731						

1.350 acres

Total land value

178,225

124,758

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	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	06	W/W over wood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	5
Grade	50	A	Whirlpools	
Garage	23	Attached 3 car	Saunas	
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	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,336	525,200
Basement	Full				
Heating	Yes	A/C Yes			14,960
Plumbing	3 F/B	2 H/B	5 Add'l fix.	Wh/p	19,500
Attic	None		Attic size:		
Additions					79,476
Other Features	Mason Trim	WB Stks	RR		57,654

Sub-Total					696,790
Grade	A	Factor 1.5500			1,080,025
CDU		C&D Factor 1.00			1,080,025
Depreciation		35 %			702,016
		Computed cost value @ 70%			491,411

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
L Living Area	FRUF Frame upper full	16	1,340
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
P Porches, Patios, Decks	BPAT Brick/flagstone pati	944	21,527

Total additions 79,476

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2008	C	5,760	50	2,900
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	58.15	2026	B	37,514	50	18,800

Value at 70% 15,190

Value at 100% 21,700

