

Property at 00251 COLD SPRING ROAD

Prop ID 1870251

Printed 05-Feb-2024 3:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TOSCANO MARIBETH G
 Second name:
 Address: 251 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870251 Neigh.: AR Zone: R40 Vol: 619 Page: 434

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	315,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Apr-1988
 Sale price: 435,000
 Sale valid:

Values

Mkt value :
 Cost value: 625,343

Summary

Total assessments	437,740
Total exemptions	
Net assessment	437,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4376
 Mkt/sale :
 Assmt/sale: 1.0063

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						

.920 acres Total land value 175,000 122,500

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	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	3
Grade	47	A-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
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: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,520	365,850
Basement	Full with walk					
Heating	Yes	A/C	Yes			10,470
Plumbing	3 F/B	H/B	3 Add'l fix.	1 Wh/p	Saunas	14,000
Attic	None	Attic size:				
Additions						48,177
Other Features	WB Stks		RR			39,323
Sub-Total						477,820
Grade	A-	Factor	1.4500			692,839
CDU		C&D Factor	1.00			692,839
Depreciation			35 %			450,345
			Computed cost value @ 70%			315,242

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	14	1,603
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
P Porches, Patios, Decks	DECK Wood deck	180	4,768
G Garages	FR Attached frame LE 65	562	24,641

Total additions 48,177

