

Property at 00252 COLD SPRING ROAD

Prop ID 1870252

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

Administrative Information

Owner name: OKRAY NITA R & KENNETH J
 Second name:
 Address: P O BOX 1007
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870252 Neigh.: AR Zone: R40 Vol: 577 Page: 124

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Jun-2008
Resident Land	.92	122,500				Sale price: 730,000
Resident Dwelling	1.00	413,530				Sale valid:
					Values	
Resident Excess	.51	2,680			Mkt value :	
					Cost value:	769,586
Summary			Utilities		Sales ratios	
Total assessments		538,710	Water	Connecticut	Cost/sale :	1.0542
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		538,710	Gas	None	Assmt/sale:	.7380

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	.510	7,500	3,825			3,825	2,678
Residual		22,216						
				1.430 acres	Total land value		178,825	125,178

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	2,396		468,180
Basement	Full				
Heating	Yes	A/C Yes			13,330
Plumbing	4 F/B	2 H/B	8 Add'l fix.	1 Wh/p	Saunas 28,500
Attic	None			Attic size:	
Additions					127,111
Other Features	Mason Trim	WB Stks	RR		36,111
Sub-Total					673,232
Grade	B+	Factor 1.3500			908,863
CDU		C&D Factor 1.00			908,863
Depreciation		35 %			590,761
Computed cost value @ 70%					413,533

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
L Living Area	AIR Air conditioning	216	657
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
G Garages	FR Attached frame LE 65	768	32,678
L Living Area	FATT Full finished attic	768	27,739
P Porches, Patios, Decks	DECK Wood deck	614	16,265
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
Total additions			127,111

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	90
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	8
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1984	

