

Administrative Information	
Owner name:	SZIABOWSKI EDWARD J JR
Second name:	
Address:	120 COLD SPRING ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	816	170,380
Basement	Full with walk		
Heating	Yes A/C Yes		5,160
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p Saunas		6,000
Attic	None Attic size:		
Additions			56,700
Other Features	WB Stks Unfin 3,500		15,900
Sub-Total			254,140
Grade	B- Factor 1.1700		297,340
CDU	C&D Factor 1.00		297,340
Depreciation	30 %		208,140
Computed cost value @ 70%			145,700

Location Information						
Map: 011	Clerk map:					
Lot: 1870120	Neigh.: AR	Zone: R40	Vol: 603 Page: 233			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Mar-2010	
Resident Land	.92	105,000			Sale price: 285,955	
Resident Dwelling	1.00	145,700			Sale valid: 14	
Resident Excess	.83	4,360			Values	
				Mkt value :		
				Cost value:	364,370	
Summary		Utilities		Sales ratios		
Total assessments	255,060	Water	Avon	Cost/sale :	1.2742	
Total exemptions		Sewer	Public sewer	Mkt/sale :		
Net assessment	255,060	Gas	None	Assmt/sale:	.8920	

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	69	4,500
L Living Area	AIR Air conditioning	69	100
L Living Area	FRFF Frame first floor	302	24,400
L Living Area	BSMT Basement addition	302	3,900
L Living Area	AIR Air conditioning	302	600
P Porches, Patios, Decks	FOFF Frame open first flo	20	900
P Porches, Patios, Decks	DECK Wood deck	240	4,500
L Living Area	OVER Frame Overhang	10	600
L Living Area	FRFF Frame first floor	208	16,800
L Living Area	AIR Air conditioning	208	400
Total additions			56,700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000			150,000	105,000
Primary Site		40,075					
RES	12	.830	7,500			6,225	4,360
Residual		36,155					
1.7500 acres				Total land value		156,225	109,360

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	Rec Room Size 380
Air Condition	01	Central Air	Whirlpools	Living area 2,221
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1978				

