

Property at 00030 WILD WOOD DRIVE

Prop ID 5320030

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Administrative Information

Owner name: HUSSAIN NIGHAT
 Second name:
 Address: 30 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320030 Neigh.: Zone: R40 Vol: 781 Page: 140

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Dec-2022
Resident Land	.92	140,000				Sale price: 960,000
Resident Dwelling	1.00	577,270				Sale valid:
					Values	
Resident Excess	1.44	7,560			Mkt value :	
					Cost value: 1,035,471	
Summary			Utilities		Sales ratios	
Total assessments		724,830	Water	Connecticut	Cost/sale :	1.0786
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		724,830	Gas	CNG	Assmt/sale:	.7550

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	1.440	7,500	10,800			10,800	7,560
Residual		62,726						
				2.360 acres	Total land value		210,800	147,560

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	1
Grade	53	A+	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	2
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 2005	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,939	447,670
Basement	Full				
Heating	Yes	A/C Yes			12,770
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					97,883
Other Features	Mason Trim	WB Stks	M Stks	RR	48,926
Sub-Total					624,749
Grade	A+	Factor 1.6500			1,030,836
CDU		C&D Factor 1.00			1,030,836
Depreciation		20 %			824,669
Computed cost value @ 70%					577,268

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	892	39,963
G Garages	FSF Full-story fin o/gar	612	40,994
L Living Area	AIR Air conditioning	612	1,860
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	BPAT Brick/flagstone pati	275	6,271
P Porches, Patios, Decks	DECK Wood deck	90	2,384
L Living Area	FRFF Frame first floor	40	4,579
Total additions			97,883

