

Property at 00065 WILD WOOD DRIVE

Prop ID 5320065

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Administrative Information

Owner name: VEDERE TARUNYA REDDY &
 Second name: CHITRAPU SRIKANTH
 Address: 65 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320065 Neigh.: Zone: R40 Vol: 779 Page: 580

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	496,110

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Sep-2022
 Sale price: 902,000
 Sale valid:

Values

Mkt value :
 Cost value: 908,729

Summary

Total assessments	636,110
Total exemptions	
Net assessment	636,110

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0075
 Mkt/sale :
 Assmt/sale: .7052

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						

.920 acres Total land value 200,000 140,000

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,260
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2004				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,603	382,060
Basement	Full with walk				
Heating	Yes	A/C Yes			10,920
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Other Features					155,979
		WB Stks			6,750
Sub-Total					572,709
Grade	A+	Factor 1.6500			944,970
CDU		C&D Factor 1.00			944,970
Depreciation		25 %			708,728
		Computed cost value @ 70%			496,110

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	757	33,915
G Garages	FSF Full-story fin o/gar	546	36,573
L Living Area	AIR Air conditioning	546	1,660
L Living Area	BSMT Basement addition	508	9,361
L Living Area	FRFF Frame first floor	508	58,156
L Living Area	AIR Air conditioning	508	1,544
P Porches, Patios, Decks	DECK Wood deck	392	10,384
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 155,979

Scale: 1" = 8.60 feet