

Property at 00101 WILD WOOD DRIVE

55

Prop ID 5320101

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Administrative Information

Owner name: FANELLI GIA MARA AND
 Second name: DRENGA MARK WILLIAM
 Address: 101 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320101 Neigh.: Zone: R40 Vol: 782 Page: 663

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Feb-2023
Resident Land	.92	140,000				Sale price: 800,000
Resident Dwelling	1.00	453,810				Sale valid:
					Values	
Resident Excess	.14	740				Mkt value :
					Cost value: 849,357	
Summary			Utilities		Sales ratios	
Total assessments		594,550	Water	Connecticut	Cost/sale :	1.0617
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		594,550	Gas	CNG	Assmt/sale:	.7432

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	.140	7,500	1,050			1,050	735
Residual		6,098						
1.060 acres				Total land value			201,050	140,735

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	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.		Unknown	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	1
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	810
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	3,840
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt		Area	
Basement	Full with walk			1,794	419,360
Heating	Yes	A/C	Yes		11,970
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p	20,000
Attic	None	Attic size:			Saunas
Additions					76,794
Other Features	WB Stks		RR	29,549	
Sub-Total					557,673
Grade	A	Factor	1.5500	864,393	
CDU		C&D Factor	1.00	864,393	
Depreciation	25 %			648,295	
Computed cost value @ 70%				453,807	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	759	34,005
P Porches, Patios, Decks	DECK Wood deck	322	8,530
L Living Area	BSMT Basement addition	252	4,644
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	AIR Air conditioning	252	766
Total additions			76,794

