

Property at 00005 WILD WOOD DRIVE

27

Prop ID 5320005

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Administrative Information

Owner name: CHRISTENSEN CATERINA L TRUSTEE
Second name:
Address: 5 WILD WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5320005 Neigh.: Zone: R40 Vol: 707 Page: 045

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	470,740

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 23-Oct-2000
Sale price: 150,000
Sale valid:

Values

Mkt value :
Cost value: 872,486

Summary

Total assessments	610,740
Total exemptions	
Net assessment	610,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 5.8166
Mkt/sale :
Assmt/sale: 4.0716

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	20	Modern Cape		
Exterior Walls	12	Brick Veneer		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
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	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	07	Attic	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	6
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	4,270
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Masonry	1 1/2 story w/bsmt	Area	2,900	570,850
Basement	Full				
Heating	Yes	A/C Yes			15,750
Plumbing	3 F/B	1 H/B 6 Add'l fix.	1 Wh/p	Saunas	19,000
Attic	None	Attic size:			
Additions					51,831
Other Features	WB Stks				6,750
Sub-Total					664,181
Grade	B+	Factor 1.3500			896,644
CDU		C&D Factor 1.00			896,644
Depreciation		25 %			672,483
Computed cost value @ 70%					470,738

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	910	40,770
P Porches, Patios, Decks	F0FF Frame open first flo	30	1,828
P Porches, Patios, Decks	F0FF Frame open first flo	20	1,219
L Living Area	FRFF Frame first floor	70	8,014

Total additions 51,831

