

Property at 00020 WILD WOOD DRIVE

Prop ID 5320020

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Administrative Information

Owner name: PARRINO TRACY & ANTHONY
 Second name:
 Address: 20 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320020 Neigh.: Zone: R40 Vol: 709 Page: 720

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 22-May-2017	
Resident Land	.92	140,000			Sale price: 725,000	
Resident Dwelling	1.00	454,010			Sale valid:	
Resident Outbldg	2.00	30,660			Values	
					Mkt value :	
Resident Excess	.28	1,470			Cost value: 894,486	
Summary			Utilities		Sales ratios	
Total assessments		626,140	Water	Connecticut	Cost/sale : 1.2338	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		626,140	Gas	CNG	Assmt/sale: .8636	

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	.280	7,500	2,100		2,100	1,470
Residual		12,197					
1.200 acres				Total land value		202,100	141,470

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
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	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,422
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2003	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,756
Basement	Full		411,940
Heating	Yes	A/C Yes	11,770
Plumbing	4 F/B	1 H/B	2 Add'l fix.
Attic	Fully Finished	1 Wh/p	Saunas
Additions		Attic size: 392	22,000
Other Features	WB Stks	M Stks	16,120
			86,343
Sub-Total			9,750
Grade	A	Factor 1.5500	557,923
CDU		C&D Factor 1.00	864,781
Depreciation		25 %	864,781
		Computed cost value @ 70%	648,586
			454,010

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	806	36,110
G Garages	FSF Full-story fin o/gar	484	32,420
L Living Area	AIR Air conditioning	484	1,471
L Living Area	FRFF Frame first floor	14	1,603
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
P Porches, Patios, Decks	DECK Wood deck	216	5,722
Total additions			86,343

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	19	40	760	110.5	2006	C	84,018	50	42,000
RS1 Frame Utility Shed	10	12	120	30.00	2006	C	3,600	50	1,800
Value at 70%	30,660		Value at 100%			43,800			

Scale: 1" = 8.14 feet