

Property at 00023 WILD WOOD DRIVE

Prop ID 5320023

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Administrative Information

Owner name: STENSON PAUL H & FINOLA
Second name:
Address: 23 WILD WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5320023 Neigh.: Zone: R40 Vol: 625 Page: 670

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	495,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jun-2011
Sale price: 842,000
Sale valid:

Values

Mkt value :
Cost value: 907,814

Summary

Total assessments	635,470
Total exemptions	
Net assessment	635,470

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0782
Mkt/sale :
Assmt/sale: .7547

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

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,672	395,530
Basement	Full with walk			
Heating	Yes	A/C Yes		11,300
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				106,076
Other Features		WB Stks M Stks RR		36,064

Sub-Total			571,970
Grade	A+	Factor 1.6500	943,751
CDU		C&D Factor 1.00	943,751
Depreciation		25 %	707,813
		Computed cost value @ 70%	495,469

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	805	36,066
G Garages	FSF Full-story fin o/gar	690	46,219
L Living Area	AIR Air conditioning	690	2,098
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
P Porches, Patios, Decks	DECK Wood deck	368	9,748
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950

Total additions 106,076

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	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 4 Rec Room Size 1,050
Grade	53	A+	Whirlpools 1 Living area 4,050
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2003

