

Property at 00024 WILD WOOD DRIVE

Prop ID 5320024

Printed 08-Feb-2024 8:52 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WINTEMUTE KAREN & MITCHELL
Second name:
Address: 24 WILD WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5320024 Neigh.: Zone: R40 Vol: 760 Page: 1117

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jun-2021
Resident Land	.92	140,000				Sale price: 825,000
Resident Dwelling	1.00	488,740				Sale valid:
					Values	
Resident Excess	.89	4,670				Mkt value : Cost value: 904,871
Summary			Utilities		Sales ratios	
Total assessments	633,410		Water	Connecticut	Cost/sale :	1.0968
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	633,410		Gas	CNG	Assmt/sale:	.7678

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	.890	7,500	6,675			6,675	4,673
Residual		38,768						
		1.810 acres	Total land value				206,675	144,673

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,869	434,000
Basement	Full		
Heating	Yes A/C Yes		12,390
Plumbing	4 F/B 1 H/B 3 Add'l fix. 1 Wh/p Saunas		22,500
Attic	Fully Finished Attic size: 300		14,199
Additions			107,767
Other Features	WB Stks M Stks		9,750
Sub-Total			600,606
Grade	A Factor 1.5500		930,939
CDU	C&D Factor 1.00		930,939
Depreciation	25 %		698,204
		Computed cost value @ 70%	488,743

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	870	38,978
G Garages	FSF Full-story fin o/gar	560	37,511
L Living Area	AIR Air conditioning	560	1,702
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
L Living Area	FRFF Frame first floor	40	4,579
P Porches, Patios, Decks	DECK Wood deck	268	7,099
P Porches, Patios, Decks	BPAT Brick/flagstone pati	312	7,115

Total additions 107,767

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	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	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2004	

