

Property at 00035 WILD WOOD DRIVE

Prop ID 5320035

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Administrative Information

Owner name: TULIPAN JACOB & STEPHANIE
 Second name:
 Address: 35 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320035 Neigh.: Zone: R40 Vol: 796 Page: 1190

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Sep-2024
Resident Land	.92	140,000				Sale price: 1,425,000
Resident Dwelling	1.00	531,280				Sale valid:
					Values	
Resident Excess	.12	630			Mkt value :	
					Cost value:	959,871
Summary			Utilities		Sales ratios	
Total assessments	671,910		Water	Connecticut	Cost/sale :	.6736
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	671,910		Gas	CNG	Assmt/sale:	.4715

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	.120	7,500	900			900	630
Residual	5,227							
		1.040 acres	Total land value				200,900	140,630

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	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	1
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,520
Air Condition	01	Central Air	Living area	4,886
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2004	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt		Area	
Basement	Full with walk			1,476	357,250
Heating	Yes	A/C	Yes		10,220
Plumbing	4 F/B	2 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	Fully Finished	Attic size: 624			25,000
Additions					20,965
Other Features	WB Stks		RR		194,602
					44,843
Sub-Total					652,880
Grade	A	Factor	1.5500		
CDU		C&D Factor	1.00		
Depreciation			25 %		
				Computed cost value @ 70%	531,281

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	836	37,454
G Garages	FSF Full-story fin o/gar	704	47,157
L Living Area	AIR Air conditioning	704	2,140
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
L Living Area	BSMT Basement addition	30	553
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	AIR Air conditioning	30	91
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
Total additions			194,602

