

Property at 00043 WILD WOOD DRIVE

Prop ID 5320043

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Administrative Information

Owner name: ANANTHAKRISHNAM VENKATESHWARAN
 Second name: & RAMAMURTHY ANANDHI
 Address: 43 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320043 Neigh.: Zone: R40 Vol: 689 Page: 402

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	529,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Aug-2015
 Sale price: 865,000
 Sale valid:

Values

Mkt value :
 Cost value: 955,971

Summary

Total assessments	669,180
Total exemptions	
Net assessment	669,180

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1052
 Mkt/sale :
 Assmt/sale: .7736

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	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
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	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Addtn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,350
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	1
			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					1,831	426,580
Heating	Yes	A/C	Yes				12,180
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas		26,000
Attic	None	Attic size:					
Additions							141,961
Other Features	WB Stks M Stks RR						43,582

Sub-Total					650,303
Grade	A	Factor	1.5500		1,007,970
CDU		C&D Factor	1.00		1,007,970
Depreciation		25 %			755,978
Computed cost value @ 70%					529,185

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	DECK Wood deck	384	10,172
G Garages	FRL Attached frame GT 65	841	37,678
G Garages	FSF Full-story fin o/gar	525	35,167
L Living Area	AIR Air conditioning	525	1,596
L Living Area	BSMT Basement addition	96	1,769
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851

Total additions 141,961

