

Property at 00049 WILD WOOD DRIVE

Prop ID 5320049

Printed 08-Feb-2024 8:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AESCHLIMAN PETER D & CLAIRE E
 Second name:
 Address: 49 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320049 Neigh.: Zone: R40 Vol: 764 Page: 441

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Aug-2021
Resident Land	.92	140,000				Sale price: 945,000
Resident Dwelling	1.00	506,170				Sale valid:
Resident Outbldg	1.00	1,050				Values
Resident Excess	.07	370				Mkt value :
						Cost value: 925,129
Summary			Utilities		Sales ratios	
Total assessments		647,590	Water	Connecticut	Cost/sale :	.9790
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		647,590	Gas	CNG	Assmt/sale:	.6853

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	.070	7,500	525			525	368
Residual		3,049						
		.990 acres		Total land value			200,525	140,368

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	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	53	A+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,090
Interior Cond	05	Good	Living area	4,166
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,733	407,440
Basement	Full with walk				
Heating	Yes	A/C Yes			11,640
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	25,500
Attic	None		Attic size:		
Additions					105,676
Other Features		WB Stks	RR		34,067
Sub-Total					584,323
Grade	A+	Factor 1.6500			964,133
CDU		C&D Factor 1.00			964,133
Depreciation		25 %			723,100
Computed cost value @ 70%					506,170

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	790	35,394
G Garages	FSF Full-story fin o/gar	658	44,075
L Living Area	AIR Air conditioning	658	2,000
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
L Living Area	FRFF Frame first floor	12	1,374
P Porches, Patios, Decks	DECK Wood deck	708	18,755

Total additions 105,676

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00	2008	C	3,000	50	1,500
Utility Shed									
Value at 70%			1,050				Value at 100%		1,500

Scale: 1" = 10.11 feet