

Property at 00057 WILD WOOD DRIVE

Prop ID 5320057

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

Administrative Information

Owner name: LIN NI & YUAN LI
 Second name:
 Address: 57 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320057 Neigh.: Zone: R40 Vol: 576 Page: 1268

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jun-2008
Resident Land	.92	140,000				Sale price: 1,300,000
Resident Dwelling	1.00	656,030				Sale valid:
					Values	
Resident Excess	.08	420				Mkt value :
					Cost value: 1,137,786	
Summary			Utilities		Sales ratios	
Total assessments		796,450	Water	Connecticut	Cost/sale :	.8752
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		796,450	Gas	CNG	Assmt/sale:	.6127

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres				Total land value			200,600	140,420

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	10
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	24	Attached 4 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	5
Air Condition	01	Central Air	Rec Room Size	1,250
Interior Cond	05	Good	Living area	5,652
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 2003	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,246
Basement	Full with walk		507,630
Heating	Yes	A/C Yes	14,460
Plumbing	4 F/B	2 H/B	5 Add'l fix.
Attic	Unfinished	1 Wh/p	Saunas
Additions	Attic size: 1,000		27,000
Other Features	WB Stks	RR	13,875
			144,535
			49,826
Sub-Total			757,326
Grade	A+	Factor 1.6500	1,249,588
CDU		C&D Factor 1.00	1,249,588
Depreciation		25 %	937,191
Computed cost value @ 70%			656,034

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,160	51,970
G Garages	FSF Full-story fin o/gar	1,160	77,701
L Living Area	AIR Air conditioning	1,160	3,526
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	336	8,901
Total additions			144,535

