

Property at 00061 WILD WOOD DRIVE

Prop ID 5320061

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

Administrative Information

Owner name: PETER SHAWN C & RHONDA C
 Second name:
 Address: 61 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320061 Neigh.: Zone: R40 Vol: 531 Page: 114

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Oct-2005
Resident Land	.92	140,000				Sale price: 1,040,000
Resident Dwelling	1.00	603,310				Sale valid:
Resident Outbldg	1.00	1,680				Values
						Mkt value :
Resident Excess	.04	210				Cost value: 1,064,571
Summary			Utilities		Sales ratios	
Total assessments		745,200	Water	Connecticut	Cost/sale :	1.0236
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		745,200	Gas	CNG	Assmt/sale:	.7165

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	.040	7,500	300			300	210
Residual		1,742						
		.960 acres		Total land value			200,300	140,210

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	02	Hip			
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	3	Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures	3	Rec Room Size 1,400
Grade	53	A+	Whirlpools	1	Living area 4,869
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	2	
Basement	04	Full with walk-o	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2003		

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,753	411,350
Basement	Full with walk			
Heating	Yes	A/C Yes		11,750
Plumbing	4 F/B	3 H/B	3 Add'l fix.	1 Wh/p Saunas 29,500
Attic	Fully Finished		Attic size: 1,753	44,542
Additions				148,986
Other Features	WB Stks M Stks RR			50,335
Sub-Total				696,463
Grade	A+	Factor 1.6500		1,149,164
CDU		C&D Factor 1.00		1,149,164
Depreciation		25 %		861,873
Computed cost value @ 70%				603,311

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	776	34,766
G Garages	FSF Full-story fin o/gar	448	30,009
L Living Area	AIR Air conditioning	448	1,362
L Living Area	BSMT Basement addition	418	7,703
L Living Area	FRFF Frame first floor	418	47,853
L Living Area	AIR Air conditioning	418	1,271
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	DECK Wood deck	444	11,762
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	FRUF Frame upper full	45	3,768
L Living Area	AIR Air conditioning	45	137

Total additions 148,986

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2014	C	4,800	50	2,400
Utility Shed									
Value at 70%	1,680		Value at 100%		2,400				

