

Property at 00080 WILD WOOD DRIVE

Prop ID 5320080

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## Administrative Information

Owner name: PASTORE CYNTHIA A  
 Second name:  
 Address: 80 WILD WOOD DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 5320080 Neigh.: Zone: R40 Vol: 641 Page: 166

| Assessments       |         |         | Exemptions |              | Last sale    |                        |
|-------------------|---------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat          | Amount       | Sale date: 09-Aug-2004 |
| Resident Land     | .92     | 140,000 |            |              |              | Sale price: 814,900    |
| Resident Dwelling | 1.00    | 495,900 |            |              |              | Sale valid:            |
|                   |         |         |            |              |              | Values                 |
|                   |         |         |            |              |              | Mkt value :            |
|                   |         |         |            |              |              | Cost value: 908,429    |
| Summary           |         |         | Utilities  |              | Sales ratios |                        |
| Total assessments | 635,900 |         | Water      | Connecticut  | Cost/sale :  | 1.1148                 |
| Total exemptions  |         |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    | 635,900 |         | Gas        | CNG          | Assmt/sale:  | .7803                  |

## 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               | 01   | Gable            |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 8     |
| 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       | 1     |
| Area Over Gar.          | 01   | Fully Finished   | Masonry trim sf  |       |
| Basement                | 01   | Full             | Half bsmt sz     |       |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Addn'l fixtures  | 2     |
| Air Condition           | 01   | Central Air      | Rec Room Size    | 1,020 |
| Interior Cond           | 05   | Good             | Living area      | 4,312 |
| Exterior Cond           | 05   | Good             | Whirlpools       | 1     |
|                         |      |                  | # 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<br>1,572 | 376,000 |
| Basement                  | Full  |                   |               |         |
| Heating                   | Yes   | A/C Yes           |               | 10,750  |
| Plumbing                  | 4 F/B | 1 H/B             | 2 Add'l fix.  | 1 Wh/p  |
| Attic                     | None  |                   | Attic size:   | Saunas  |
| Additions                 |       |                   |               | 22,000  |
| Other Features            |       | WB Stks M Stks RR |               | 165,340 |
|                           |       |                   |               | 35,312  |
| Sub-Total                 |       |                   |               | 609,402 |
| Grade                     | A     | Factor 1.5500     |               | 944,573 |
| CDU                       |       | C&D Factor 1.00   |               | 944,573 |
| Depreciation              |       | 25 %              |               | 708,430 |
| Computed cost value @ 70% |       |                   |               | 495,901 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| G Garages                | FRL Attached frame GT 65  | 936  | 41,935  |
| G Garages                | FSF Full-story fin o/gar  | 816  | 54,659  |
| L Living Area            | AIR Air conditioning      | 816  | 2,481   |
| P Porches, Patios, Decks | DECK Wood deck            | 256  | 6,781   |
| L Living Area            | BSMT Basement addition    | 256  | 4,718   |
| L Living Area            | FRFF Frame first floor    | 256  | 29,307  |
| L Living Area            | AIR Air conditioning      | 256  | 778     |
| L Living Area            | OVER Frame Overhang       | 96   | 8,792   |
| L Living Area            | AIR Air conditioning      | 96   | 292     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 256  | 15,597  |
| Total additions          |                           |      | 165,340 |

