

Property at 00081 WILD WOOD DRIVE

Prop ID 5320081

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Administrative Information

Owner name: BOUDREAU SHERRYL C &
 Second name: THOMAS M
 Address: 81 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320081 Neigh.: Zone: R40 Vol: 659 Page: 401

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 16-Apr-2013	
Resident Land	.92 140,000			Sale price: 746,000	
Resident Dwelling	1.00 423,440			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	804,914
Summary		Utilities		Sales ratios	
Total assessments	563,440	Water	Connecticut	Cost/sale :	1.0790
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	563,440	Gas	CNG	Assmt/sale:	.7553

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
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	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
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	780
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,670
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,386	339,680
Basement	Full with walk				
Heating	Yes	A/C Yes			9,730
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Additions					127,648
Other Features	WB Stks	RR			26,297
Sub-Total					520,355
Grade	A	Factor 1.5500			806,550
CDU		C&D Factor 1.00			806,550
Depreciation		25 %			604,913
Computed cost value @ 70%					423,439

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	889	39,829
G Garages	FSF Full-story fin o/gar	666	44,611
L Living Area	AIR Air conditioning	666	2,025
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
L Living Area	BSMT Basement addition	64	1,179
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	AIR Air conditioning	64	195
P Porches, Patios, Decks	DECK Wood deck	364	9,642

Total additions 127,648

