

Property at 00087 WILD WOOD DRIVE

Prop ID 5320087

Printed 08-Feb-2024 8:55 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: POWELL WIZDOM A
 Second name:
 Address: 87 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320087 Neigh.: Zone: R40 Vol: 740 Page: 614

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-May-2020
Resident Land	.92	140,000				Sale price: 780,000
Resident Dwelling	1.00	697,660				Sale valid:
						Values
						Mkt value :
						Cost value: 1,196,657
Summary			Utilities		Sales ratios	
Total assessments	837,660		Water	Connecticut	Cost/sale :	1.5342
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	837,660		Gas	CNG	Assmt/sale:	1.0739

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	12
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	01	Fully Finished	Dormer linear f	
Grade	53	A+	Full Baths	5
Garage	24	Attached 4 car	Half Baths	3
Area Over Gar.	01	Fully Finished	Masonry trim sf	1,500
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,400
Interior Cond	05	Good	Living area	6,050
Exterior Cond	05	Good	Whirlpools	1
			Saunas	# Living Units
			M/F stacks	1
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,184
Basement	Full with walk		495,520
Heating	Yes	A/C Yes	14,120
Plumbing	5 F/B	3 H/B	3 Add'l fix.
Attic	Fully Finished		1 Wh/p
Additions			Saunas
Other Features	Mason Trim WB Stks M Stks RR		34,500
		Attic size: 484	18,041
			163,706
			79,494
Sub-Total			805,381
Grade	A+	Factor 1.6500	1,328,879
CDU		C&D Factor 1.00	1,328,879
Depreciation		25 %	996,659
Computed cost value @ 70%			697,661

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,060	47,490
G Garages	FSF Full-story fin o/gar	844	56,534
L Living Area	AIR Air conditioning	844	2,566
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
L Living Area	BSMT Basement addition	28	516
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	FRUF Frame upper full	28	2,344
L Living Area	AIR Air conditioning	42	128
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	DECK Wood deck	304	8,053

Total additions 163,706

