

Property at 00088 WILD WOOD DRIVE

60

Prop ID 5320088

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Administrative Information

Owner name: DONG JIAYE AND
 Second name: QIAN HAIYANG
 Address: 88 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320088 Neigh.: Zone: R40 Vol: 720 Page: 673

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	495,100
Resident Outbldg	1.00	1,750

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 02-Jul-2018
 Sale price: 763,000
 Sale valid:

Values

Mkt value :
 Cost value: 909,786

Summary

Total assessments	636,850
Total exemptions	
Net assessment	636,850

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1924
 Mkt/sale :
 Assmt/sale: .8347

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

Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	50	A
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0		
Total Rooms	10	Garage cars 3
Bedrooms	5	Unfinished area
Family Rooms	1	Dormer linear f
Full Baths	3	Masonry trim sf
Half Baths	2	Finish bsmt sz
Addtn'l fixtures	3	Rec Room Size
Whirlpools	1	Living area 4,691
Saunas		# Living Units 1
M/F stacks		
W/B stacks	1	
W/B openings	1	

Actual Year Built: 2002

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,758	412,330
Basement	Full		
Heating	Yes A/C Yes		11,780
Plumbing	3 F/B 2 H/B 3 Add'l fix. 1 Wh/p	Saunas	21,000
Attic	None Attic size:		
Additions			156,559
Other Features	WB Stks		6,750
Sub-Total			608,419
Grade	A Factor 1.5500		943,049
CDU	C&D Factor 1.00		943,049
Depreciation	25 %		707,287
	Computed cost value @ 70%		495,101

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
G Garages	FSF Full-story fin o/gar	648	43,406
L Living Area	AIR Air conditioning	648	1,970
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	BSMT Basement addition	253	4,662
L Living Area	FRFF Frame first floor	253	28,964
L Living Area	AIR Air conditioning	253	769
P Porches, Patios, Decks	BPAT Brick/flagstone pati	159	3,626
L Living Area	FRFF Frame first floor	131	14,997
L Living Area	FRUF Frame upper full	131	10,969
L Living Area	BSMT Basement addition	131	2,414
L Living Area	AIR Air conditioning	131	398

Total additions 156,559

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2010	C	5,040	50	2,500
Utility Shed									
Value at 70%			1,750				Value at 100%		2,500

