

Property at 00092 WILD WOOD DRIVE

Prop ID 5320092

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Administrative Information

Owner name: STEPHAN PAUL G AND
 Second name: EILEEN M
 Address: 92 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320092 Neigh.: Zone: R40 Vol: 625 Page: 323

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Jun-2011
Resident Land	.92	140,000				Sale price: 820,000
Resident Dwelling	1.00	525,020				Sale valid:
						Values
						Mkt value :
						Cost value: 950,029
Summary			Utilities		Sales ratios	
Total assessments	665,020		Water	Connecticut	Cost/sale :	1.1586
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	665,020		Gas	CNG	Assmt/sale:	.8110

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System		Unknown	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	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,862
			Saunas	
			# Living Units	1
			M/F stacks	2
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2003				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,728	406,470
Basement	Full				
Heating	No	A/C Yes			11,610
Plumbing	3 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas	20,500
Attic	None	Attic size:			
Additions					193,856
Other Features		WB Stks M Stks			12,750
Sub-Total					645,186
Grade	A	Factor 1.5500			1,000,038
CDU		C&D Factor 1.00			1,000,038
Depreciation		25 %			750,029
Computed cost value @ 70%					525,020

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	936	41,935
G Garages	FSF Full-story fin o/gar	780	52,248
L Living Area	AIR Air conditioning	780	2,371
L Living Area	BSMT Basement addition	600	11,057
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	AIR Air conditioning	600	1,824
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	DECK Wood deck	320	8,477
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874

Total additions 193,856

