

Property at 00095 WILD WOOD DRIVE

Prop ID 5320095

Printed 26-Sep-2025 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MEHTA SMITA R
Second name:
Address: 95 WILD WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5320095 Neigh.: Zone: R40 Vol: 645 Page: 167

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	588,480

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 01-Dec-2006
Sale price: 1,000,000
Sale valid:

Values

Mkt value :
Cost value: 1,040,686

Summary

Total assessments	728,480
Total exemptions	
Net assessment	728,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0407
Mkt/sale :
Assmt/sale: .7285

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

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,940	447,870
Basement	Full with walk			
Heating	Yes	A/C Yes		12,780
Plumbing	5 F/B 2 H/B	3 Add'l fix. 1 Wh/p	Saunas	31,000
Attic	Fully Finished	Attic size: 425		16,809
Additions				113,798
Other Features	WB Stks M Stks RR			57,085

Sub-Total		679,342
Grade	A+	Factor 1.6500
CDU	C&D Factor 1.00	1,120,914
Depreciation	25 %	840,686
	Computed cost value @ 70%	588,480

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	814	36,469
G Garages	FSF Full-story fin o/gar	814	54,525
L Living Area	AIR Air conditioning	814	2,475
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
P Porches, Patios, Decks	DECK Wood deck	300	7,947
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290

Total additions 113,798

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	11	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	5	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures	3	Rec Room Size 1,400
Grade	53	A+	Whirlpools	1	Living area 5,160
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	2	
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2004		

