

Property at 00104 WILD WOOD DRIVE

Prop ID 5320104

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Administrative Information

Owner name: CROEN JOSHUA D AND
 Second name: MARTIN JENNIFER A
 Address: 104 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320104 Neigh.: Zone: R40 Vol: 725 Page: 979

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jan-2019
Resident Land	.92	140,000				Sale price: 775,000
Resident Dwelling	1.00	515,470				Sale valid:
Resident Outbldg	2.00	32,130				Values
Resident Excess	.17	890				Mkt value :
						Cost value: 983,557
Summary			Utilities		Sales ratios	
Total assessments	688,490		Water	Connecticut	Cost/sale :	1.2691
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	688,490		Gas	CNG	Assmt/sale:	.8884

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							
RES	12	.170	7,500	1,275			1,275	893
Residual	7,405							
1.090 acres		Total land value		201,275			140,893	

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	9	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	4	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2	Rec Room Size 1,200
Grade	53	A+	Whirlpools	1	Living area 4,246
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	1	
Basement	04	Full with walk-o	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2004		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,764	413,500
Basement	Full with walk				
Heating	Yes	A/C Yes			11,810
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas 25,500
Attic	None		Attic size:		
Additions					104,424
Other Features		WB Stks M Stks RR			39,823
Sub-Total					595,057
Grade	A+	Factor 1.6500			981,844
CDU		C&D Factor 1.00			981,844
Depreciation		25 %			736,383
		Computed cost value @ 70%			515,468

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	790	35,394
G Garages	FSF Full-story fin o/gar	670	44,879
L Living Area	AIR Air conditioning	670	2,037
P Porches, Patios, Decks	BPAT Brick/flagstone pati	402	9,167
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	AIR Air conditioning	30	91
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	18	332
L Living Area	FRFF Frame first floor	18	2,061

Total additions 104,424

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2021	C	4,200	50	2,100
Utility Shed									
RP5 Pool w/ Gunite	22	36	792	110.5	2021	C	87,556	50	43,800
Value at 70%	32,130						Value at 100%		45,900

