

Property at 00107 WILD WOOD DRIVE

Prop ID 5320107

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Administrative Information

Owner name: HOLT MYRA F TRUSTEE
Second name:
Address: 107 WILD WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5320107 Neigh.: Zone: R40 Vol: 802 Page: 31

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Apr-2003
Resident Land	.92	140,000				Sale price: 220,000
Resident Dwelling	1.00	583,160				Sale valid:
					Values	
Resident Excess	.29	1,520				Mkt value :
						Cost value: 1,035,257
Summary			Utilities		Sales ratios	
Total assessments	724,680		Water	Connecticut	Cost/sale :	4.7057
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	724,680		Gas	CNG	Assmt/sale:	3.2940

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	.290	7,500	2,175		2,175	1,523
Residual	12,632						
1.210 acres		Total land value		202,175		141,523	

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Dormer linear f	
Attic	99	None	Masonry trim sf	
Grade	53	A+	Half Baths	1
Garage	23	Attached 3 car	Finish bsmt sz	
Area Over Gar.	01	Fully Finished	Addtn'l fixtures	4
Basement	04	Full with walk-o	Rec Room Size	1,340
Bsmt Fin Qual	03	Rec Room W/ Air	Living area	4,911
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,931
Basement	Full with walk		446,110
Heating	Yes	A/C Yes	12,730
Plumbing	4 F/B	1 H/B	4 Add'l fix.
Attic	None	Wh/p Saunas	
Additions			20,500
Other Features	WB Stks	RR	151,026
Sub-Total			42,832
Grade	A+	Factor 1.6500	673,198
CDU	C&D Factor 1.00		1,110,777
Depreciation	25 %		1,110,777
		Computed cost value @ 70%	833,083
			583,158

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	888	39,784
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	BSMT Basement addition	102	1,880
L Living Area	FRFF Frame first floor	102	11,677
L Living Area	AIR Air conditioning	102	310
L Living Area	BSMT Basement addition	265	4,883
L Living Area	FRFF Frame first floor	265	30,337
L Living Area	AIR Air conditioning	265	806
P Porches, Patios, Decks	BPAT Brick/flagstone pati	560	12,770
P Porches, Patios, Decks	FOFF Frame open first flo	25	1,523
L Living Area	AIR Air conditioning	672	2,043

Total additions 151,026

