

Property at 00111 WILD WOOD DRIVE

Prop ID 5320111

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Administrative Information

Owner name: BUSSIÈRE JAMES W AND DAWN
 Second name:
 Address: 111 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320111 Neigh.: Zone: R40 Vol: 626 Page: 1049

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Jul-2011
Resident Land	.92	140,000				Sale price: 1,122,500
Resident Dwelling	1.00	717,010				Sale valid:
Resident Outbldg	1.00	25,060				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 1,260,171
Summary			Utilities		Sales ratios	
Total assessments	882,120		Water	Connecticut	Cost/sale :	1.1226
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	882,120		Gas	CNG	Assmt/sale:	.7859

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	.010	7,500	75			75	53
Residual	436							
		.930 acres		Total land value			200,075	140,053

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	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	3	Masonry trim sf 828
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addn'l fixtures	6	Rec Room Size 1,100
Grade	53	A+	Whirlpools	1	Living area 6,244
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2001		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,652	586,920
Basement	Full with walk				
Heating	Yes	A/C Yes			16,700
Plumbing	3 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas 22,500
Attic	None		Attic size:		
Additions					146,501
Other Features	Mason Trim	WB Stks	RR		55,092
Sub-Total					827,713
Grade	A+	Factor 1.6500			1,365,726
CDU		C&D Factor 1.00			1,365,726
Depreciation		25 %			1,024,295
		Computed cost value @ 70%			717,007

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	612	40,994
L Living Area	AIR Air conditioning	612	1,860
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
P Porches, Patios, Decks	BPAT Brick/flagstone pati	516	11,767
L Living Area	BSMT Basement addition	48	885
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
Total additions			146,501

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2014	C	71,636	50	35,800
Value at 70%	25,060						Value at 100%		35,800

