

Property at 00024 WILD WOOD DRIVE

Prop ID 5320024

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Administrative Information

Owner name: LEWIS EDWARD C & TRACEY S
 Second name:
 Address: 24 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320024 Neigh.: Zone: R40 Vol: 490 Page: 1035

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Feb-2004
Resident Land	.92	157,500			Sale price: 799,900
Resident Excess	.89	4,670			Sale valid: Y
Resident Dwelling	1.00	391,290			
Summary		Utilities		Sales ratios	
Total assessments	553,460	Water	Avon	Cost/sale :	.9884
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	553,460	Gas	CNG	Assmt/sale:	.6919

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	225,000	225,000		225,000	157,500
Primary Site		40,075					
RES	12	.890	7,500	6,675		6,675	4,670
Residual		38,768					
		1.810 acres		Total land value		231,675	162,170

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,638
Exterior Cond	05	Good	Whirlpools	1
			Saunas	# Living Units 1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2004				

Building Valuation Summary

	Area	
Dwelling	Frame	2 story w/bsmt
Basement	Full	
Heating	Yes	A/C Yes
Plumbing	3 F/B	1 H/B 3 Add'l fix.
Attic	Fully Finished	1 Wh/p Saunas
Additions		Attic size: 300
Other Features	WB Stks M Stks	Unfin 3,500
Sub-Total		424,286
Grade	A	Factor 1.5500
CDU		C&D Factor 1.00
Depreciation		15 %
		Computed cost value @ 70%
		391,290

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	870	27,500
G Garages	FSF Full-story fin o/gar	560	26,500
L Living Area	AIR Air conditioning	560	1,200
P Porches, Patios, Decks	FOFF Frame open first flo	21	900
P Porches, Patios, Decks	FOFF Frame open first flo	156	6,700
L Living Area	FRFF Frame first floor	40	3,200
P Porches, Patios, Decks	DECK Wood deck	268	5,000
P Porches, Patios, Decks	BPAT Brick/flagstone pati	312	5,000
Total additions			76,000

