

Property at 00081 WILD WOOD DRIVE

Prop ID 5320081

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Administrative Information

Owner name: BOUDREAU SHERRYL C &
 Second name: THOMAS M
 Address: 81 WILD WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320081 Neigh.: Zone: R40 Vol: 659 Page: 401

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Apr-2013
Resident Land	.92	122,500			Sale price: 746,000
Resident Dwelling	1.00	339,000			Sale valid:
				Values	
				Mkt value :	
				Cost value:	659,286
Summary		Utilities		Sales ratios	
Total assessments	461,500	Water	Avon	Cost/sale :	.8838
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	461,500	Gas	CNG	Assmt/sale:	.6186

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					
		.920 acres		Total land value		175,000	122,500

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	07	Hardwood/Carpeti	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	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	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	780
Interior Cond	05	Good	Living area	3,670
Exterior Cond	05	Good	Whirlpools	1
			Saunas	# Living Units
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2002				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,386
Basement	Full with walk		255,670
Heating	Yes	A/C Yes	7,750
Plumbing	3 F/B	1 H/B	2 Add'l fix.
Attic	None	Attic size:	
Other Features	WB Stks	RR	13,100
Sub-Total			94,553
Grade	A	Factor 1.5500	19,480
CDU	C&D Factor 1.00		390,553
Depreciation	20 %		605,357
Computed cost value @ 70%			484,286
			339,000

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	889	29,503
G Garages	FSF Full-story fin o/gar	666	33,045
L Living Area	AIR Air conditioning	666	1,500
L Living Area	BSMT Basement addition	168	2,293
L Living Area	FRFF Frame first floor	168	14,247
L Living Area	AIR Air conditioning	168	378
L Living Area	BSMT Basement addition	64	874
L Living Area	FRFF Frame first floor	64	5,427
L Living Area	AIR Air conditioning	64	144
P Porches, Patios, Decks	DECK Wood deck	364	7,142
Total additions			94,553

