

Property at 00004 WYNGATE DRIVE

Prop ID 4740004

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## Administrative Information

Owner name: ALEXE RAZVAN AND SUSAN  
Second name:  
Address: 4 WYNGATE DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
Lot: 4740004 Neigh.: Zone: R40 Vol: 646 Page: 800

| Assessments       |      |         | Exemptions |             | Last sale    |                                    |
|-------------------|------|---------|------------|-------------|--------------|------------------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       | Sale date: 22-Aug-2012             |
| Resident Land     | .92  | 122,500 |            |             |              | Sale price: 527,000                |
| Resident Dwelling | 1.00 | 395,910 |            |             |              | Sale valid:                        |
|                   |      |         |            |             | Values       |                                    |
| Resident Excess   | .05  | 260     |            |             |              | Mkt value :<br>Cost value: 740,957 |
| Summary           |      |         | Utilities  |             | Sales ratios |                                    |
| Total assessments |      | 518,670 | Water      | Connecticut | Cost/sale :  | 1.4060                             |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :   |                                    |
| Net assessment    |      | 518,670 | Gas        | None        | Assmt/sale:  | .9842                              |

## 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     |                  |         |      |      |         |           |
| RES          | 12  | .050       | 7,500            | 375     |      |      | 375     | 263       |
| Residual     |     | 2,178      |                  |         |      |      |         |           |
|              |     | .970 acres | Total land value |         |      |      | 175,375 | 122,763   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 06   | Contemporary     |                         |       |
| Exterior Walls | 02   | Wood Shingles    |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 02   | Hip              |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 01   | Hardwood         | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 47   | A-               | Full Baths              | 3     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 1,200 |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 4,130 |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1985 |       |

## Building Valuation Summary

|                           |         |                    |               |         |
|---------------------------|---------|--------------------|---------------|---------|
| Dwelling                  | Frame   | 2 story w/bsmt     | Area<br>1,777 | 416,040 |
| Basement                  | Full    |                    |               |         |
| Heating                   | Yes     | A/C Yes            |               | 11,880  |
| Plumbing                  | 3 F/B   | 1 H/B 2 Add'l fix. | 1 Wh/p        | 17,000  |
| Attic                     | None    | Saunas             |               |         |
| Attic size:               |         |                    |               |         |
| Additions                 |         |                    |               | 111,605 |
| Other Features            | WB Stks | RR                 |               | 43,573  |
| Sub-Total                 |         |                    |               | 600,098 |
| Grade                     | A-      | Factor 1.4500      |               | 870,142 |
| CDU                       |         | C&D Factor 1.00    |               | 870,142 |
| Depreciation              |         | 35 %               |               | 565,592 |
| Computed cost value @ 70% |         |                    |               | 395,914 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| P Porches, Patios, Decks | DECK Wood deck            | 192  | 5,086   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 192  | 11,698  |
| L Living Area            | FRFF Frame first floor    | 288  | 32,971  |
| L Living Area            | FRUF Frame upper full     | 288  | 24,114  |
| P Porches, Patios, Decks | DECK Wood deck            | 288  | 7,629   |
| G Garages                | FRL Attached frame GT 65  | 672  | 30,107  |
| Total additions          |                           |      | 111,605 |

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No sketch for this property