

Property at 00005 WYNGATE DRIVE

Prop ID 4740005

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Administrative Information

Owner name: COHEN ISAAC
Second name:
Address: 5 WYNGATE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4740005 Neigh.: Zone: R40 Vol: 794 Page: 754

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Jun-2024
Resident Land	.92	122,500			Sale price: 803,000
Resident Dwelling	1.00	370,540			Sale valid:
Resident Outbldg	1.00	1,330			Values
Resident Excess	.40	2,100			Mkt value : Cost value: 709,243

Summary

Total assessments	496,470	Water	Connecticut	Cost/sale :	.8832
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	496,470	Gas	None	Assmt/sale:	.6183

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	.400	7,500	3,000		3,000	2,100
Residual	17,424						

1.320 acres

Total land value

178,000

124,600

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 4
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	02	Natural Gas	Dormer linear f
Attic	99	None	Full Baths 5
Grade	40	B	Masonry trim sf
Garage	22	Attached 2 car	Half Baths 1
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addn'l fixtures 3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 1,100
Air Condition	01	Central Air	Living area 3,517
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	# Living Units 1
			Actual Year Built: 1983

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	3,405	494,580
Basement	Full				
Heating	Yes	A/C Yes			14,060
Plumbing	5 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	27,500
Attic	None	Attic size:			
Additions					75,870
Other Features		WB Stks	RR		34,317
Sub-Total					646,327
Grade	B	Factor 1.2600			814,372
CDU		C&D Factor 1.00			814,372
Depreciation		35 %			529,342
		Computed cost value @ 70%			370,539

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	505	22,417
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
P Porches, Patios, Decks	DECK Wood deck	624	16,530
P Porches, Patios, Decks	FOFF Frame open first flo	312	19,009
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340

Total additions 75,870

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00		C	3,840	50	1,900
Utility Shed									
Value at 70%			1,330				Value at 100%		1,900

