

Property at 00011 WYNGATE DRIVE

Prop ID 4740011

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Administrative Information

Owner name: ELEVEN WDA COMPANY LLC
 Second name:
 Address: 11 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740011 Neigh.: Zone: R40 Vol: 781 Page: 163

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Oct-1997
Resident Land	.92	122,500				Sale price: 395,000
Resident Excess	1.37	7,190				Sale valid:
Resident Dwelling	1.00	549,110				Values
Resident Outbldg	1.00	27,370				Mkt value :
						Cost value: 1,008,814
Summary			Utilities		Sales ratios	
Total assessments	706,170		Water	Connecticut	Cost/sale :	2.5540
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	706,170		Gas	CNG	Assmt/sale:	1.7878

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	1.370	7,500	10,275			10,275	7,193
Residual	59,677							
2.290 acres		Total land value		185,275			129,693	

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	06	Contemporary			
Exterior Walls	10	Vertical Siding			
Roof Material	01	Asphalt Shingles			
Roof Type	01	Gable			
Foundation	01	Poured Concrete			
Interior Walls	02	Drywall			
Floors	05	W/W over sub-flo			
Heating System	02	Forced Hot Air			
Fuel	02	Natural Gas			
Attic	99	None			
Grade	43	B+			
Garage	23	Attached 3 car			
Area Over Gar.	99	None			
Basement	01	Full			
Bsmt Fin Qual	05	Living Area W/ A			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				875	239,880
Basement	Full						
Heating	Yes	A/C Yes					6,910
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas		26,000
Attic	None			Attic size:			
Additions							586,314
Other Features		WB Stks	RR				34,849
Sub-Total							893,953
Grade	B+	Factor 1.3500					1,206,837
CDU		C&D Factor 1.00					1,206,837
Depreciation		35 %					784,444
Computed cost value @ 70%							549,111

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	DECK Wood deck	548	14,517
L Living Area	FRFF Frame first floor	612	70,062
L Living Area	BSMT Basement addition	612	11,278
L Living Area	FRFF Frame first floor	654	74,871
L Living Area	BSMT Basement addition	654	12,052
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	BSMT Basement addition	272	5,012
L Living Area	FRFF Frame first floor	372	42,587
L Living Area	FRUF Frame upper full	372	31,148
L Living Area	FRFF Frame first floor	64	7,327
G Garages	FRL Attached frame GT 65	883	39,560
P Porches, Patios, Decks	FEFF Frame enclosed first	276	26,320
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	162	18,546
P Porches, Patios, Decks	FOFF Frame open first flo	162	9,870
L Living Area	FRFF Frame first floor	348	39,839
L Living Area	FRUF Frame upper full	348	29,138
L Living Area	FRUF Frame upper full	348	29,138
G Garages	FSF Full-story fin o/gar	1,300	87,079
Total additions			586,314

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	24	44	1,056	74.05		C	78,197	50	39,100
Value at 70%		27,370	Value at 100%		39,100				

