

Property at 00012 WYNGATE DRIVE

Prop ID 4740012

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Administrative Information

Owner name: MATTGARD LARS JOHAN FRITIOF &
Second name: KNOD JENNIFER LESLIE
Address: 12 WYNGATE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4740012 Neigh.: Zone: R40 Vol: 730 Page: 759

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 23-Jul-2019	
Resident Land	.92 122,500			Sale price: 807,500	
Resident Dwelling	1.00 449,860			Sale valid:	
				Values	
				Mkt value :	
				Cost value: 817,657	
Summary		Utilities		Sales ratios	
Total assessments	572,360	Water Connecticut		Cost/sale : 1.0126	
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	572,360	Gas CNG		Assmt/sale: .7088	

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	04	Colonial		
Exterior Walls	04	Vinyl Siding		
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	05	W/W over sub-flo	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	4
Garage	23	Attached 3 car	Masonry trim sf	896
Area Over Gar.	05	Half Story Finis	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,055
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,364
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
		Actual Year Built: 1988		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,574	376,390
Basement	Full				
Heating	Yes	A/C Yes			10,760
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Additions					210,599
Other Features	Mason Trim	WB Stks	RR		57,616
Sub-Total					681,865
Grade	A-	Factor 1.4500			988,704
CDU		C&D Factor 1.00			988,704
Depreciation		35 %			642,658
Computed cost value @ 70%					449,861

Building additions

Category	Type	Area	Value
L Living Area	FRUH Frame upper half	924	47,250
G Garages	FRL Attached frame GT 65	924	41,397
L Living Area	AIR Air conditioning	462	1,404
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	FRUF Frame upper full	84	7,033
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	DECK Wood deck	579	15,338
L Living Area	FRFF Frame first floor	268	30,681
L Living Area	BSMT Basement addition	268	4,939
L Living Area	AIR Air conditioning	268	815
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
L Living Area	AIR Air conditioning	288	876
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 210,599

Scale: 1" = 10.26 feet

