

Property at 00015 WYNGATE DRIVE

Prop ID 4740015

Printed 07-Feb-2024 7:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FITZGERALD MATTHEW R
 Second name:
 Address: 15 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740015 Neigh.: Zone: R40 Vol: 771 Page: 934

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	318,270
Resident Excess	.23	1,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jan-2022
 Sale price: 460,000
 Sale valid: 25

Values

Mkt value :
 Cost value: 631,400

Summary

Total assessments	441,980
Total exemptions	
Net assessment	441,980

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3726
 Mkt/sale :
 Assmt/sale: .9608

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	.230	7,500	1,725			1,725	1,208
Residual		10,019						

1.150 acres

Total land value

176,725

123,708

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	343,970
Basement	Full		1,408	
Heating	Yes	A/C Yes		9,850
Plumbing	3 F/B	H/B 3 Add'l fix. 1 Wh/p	Saunas	14,000
Attic	None	Attic size:		
Additions				106,758
Other Features	WB Stks	RR		43,573

Sub-Total		518,151
Grade B+	Factor 1.3500	699,504
CDU	C&D Factor 1.00	699,504
Depreciation	35 %	454,678
	Computed cost value @ 70%	318,275

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
P Porches, Patios, Decks	DECK Wood deck	481	12,742
L Living Area	FRFF Frame first floor	351	40,183
L Living Area	BSMT Basement addition	351	6,468
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	88	10,074
L Living Area	BSMT Basement addition	88	1,622

Total additions 106,758

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 1,200
Grade	43	B+	Whirlpools 1 Living area 3,255
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1985

