

Property at 00020 WYNGATE DRIVE

Prop ID 4740020

Printed 07-Feb-2024 7:53 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: WOOD JONIADA & THOMAS M  
 Second name:  
 Address: 20 WYNGATE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
 Lot: 4740020 Neigh.: Zone: R40 Vol: 746 Page: 1247

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Excess   | .08  | 420     |
| Resident Dwelling | 1.00 | 266,940 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 30-Sep-2020  
 Sale price: 495,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 556,943

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 389,860 |
| Total exemptions  |         |
| Net assessment    | 389,860 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.1251  
 Mkt/sale :  
 Assmt/sale: .7876

## 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  | .080       | 7,500   | 600     |      |      | 600     | 420       |
| Residual     |     | 3,485      |         |         |      |      |         |           |

1.000 acres

Total land value

175,600

122,920

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt     | Area   | 336,160 |
|----------------|---------|--------------------|--------|---------|
| Basement       | Full    |                    | 1,368  |         |
| Heating        | Yes     | A/C Yes            |        | 9,630   |
| Plumbing       | 3 F/B   | 1 H/B 2 Add'l fix. | 1 Wh/p | 17,000  |
| Attic          | None    | Attic size:        |        |         |
| Additions      |         |                    |        | 46,246  |
| Other Features | WB Stks | RR                 |        | 25,546  |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 434,582       |
| Grade        | B+                        | Factor 1.3500 |
| CDU          | C&D Factor 1.00           | 586,686       |
| Depreciation | 35 %                      | 381,346       |
|              | Computed cost value @ 70% | 266,942       |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 226  | 5,987  |
| L Living Area            | FRFF Frame first floor    | 70   | 8,014  |
| L Living Area            | BSMT Basement addition    | 70   | 1,290  |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| L Living Area            | FRFF Frame first floor    | 20   | 2,290  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 20   | 1,219  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 96   | 5,849  |

Total additions 46,246

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 06   | Contemporary     |                         |
| Exterior Walls | 01   | Clapboards       |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |
| 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 | 01   | Hot Water        | Unfinished area         |
| Fuel           | 02   | Natural Gas      | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 43   | B+               | 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 750       |
| Interior Cond  | 05   | Good             | Living area 2,826       |
| Exterior Cond  | 05   | Good             | Whirlpools 1            |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 1          |
|                |      |                  | Actual Year Built: 1983 |

