

Property at 00021 WYNGATE DRIVE

Prop ID 4740021

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## Administrative Information

Owner name: FERNANDES ANDRE B AND  
 Second name: SAMANTHA D  
 Address: 21 WYNGATE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
 Lot: 4740021 Neigh.: Zone: R40 Vol: 680 Page: 31

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 10-Nov-2014 |
| Resident Land     | .92     | 122,500 |            |             |              | Sale price: 530,000    |
| Resident Excess   | .11     | 580     |            |             |              | Sale valid:            |
| Resident Dwelling | 1.00    | 330,850 |            |             |              | Values                 |
|                   |         |         |            |             |              | Mkt value :            |
|                   |         |         |            |             |              | Cost value: 648,471    |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 453,930 |         | Water      | Connecticut | Cost/sale :  | 1.2235                 |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 453,930 |         | Gas        | None        | Assmt/sale:  | .8565                  |

## 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  | .110             | 7,500   | 825     |      |      | 825     | 578       |
| Residual     |     | 4,792            |         |         |      |      |         |           |
| 1.030 acres  |     | Total land value |         | 175,825 |      |      | 123,078 |           |

## 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 | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 47   | A-               | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         | 552   |
| Area Over Gar. | 01   | Fully Finished   | Half Baths              | 1     |
| 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           | 828   |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,254 |
|                |      |                  | # Living Units          |       |
|                |      |                  | Actual Year Built: 1985 |       |

## Building Valuation Summary

|                |            |                           |              |         |
|----------------|------------|---------------------------|--------------|---------|
| Dwelling       | Frame      | 2 story w/bsmt            | Area         | 271,520 |
| Basement       | Full       |                           | 1,037        |         |
| Heating        | Yes        | A/C Yes                   |              | 7,810   |
| Plumbing       | 2 F/B      | 1 H/B                     | 4 Add'l fix. | 1 Wh/p  |
| Attic          | None       |                           | Attic size:  | Saunas  |
| Additions      |            |                           |              | 13,000  |
| Other Features | Mason Trim | WB Stks                   |              | RR      |
|                |            |                           |              | 172,290 |
|                |            |                           |              | 36,850  |
| Sub-Total      |            |                           |              | 501,470 |
| Grade          | A-         | Factor 1.4500             |              | 727,132 |
| CDU            |            | C&D Factor 1.00           |              | 727,132 |
| Depreciation   |            | 35 %                      |              | 472,636 |
|                |            | Computed cost value @ 70% |              | 330,845 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| L Living Area            | FRFF Frame first floor  | 320  | 36,634 |
| L Living Area            | BSMT Basement addition  | 320  | 5,897  |
| P Porches, Patios, Decks | DECK Wood deck          | 446  | 11,815 |
| L Living Area            | FRFF Frame first floor  | 130  | 14,883 |
| L Living Area            | BSMT Basement addition  | 130  | 2,396  |
| L Living Area            | FRFF Frame first floor  | 72   | 8,243  |
| L Living Area            | BSMT Basement addition  | 72   | 1,327  |
| L Living Area            | OVER Frame Overhang     | 32   | 2,931  |
| L Living Area            | FRFF Frame first floor  | 170  | 19,462 |
| L Living Area            | BSMT Basement addition  | 170  | 3,133  |
| L Living Area            | FRUF Frame upper full   | 456  | 38,181 |
| G Garages                | FR Attached frame LE 65 | 576  | 25,187 |
| L Living Area            | AIR Air conditioning    | 320  | 973    |
| L Living Area            | AIR Air conditioning    | 130  | 395    |
| L Living Area            | AIR Air conditioning    | 72   | 219    |
| L Living Area            | AIR Air conditioning    | 32   | 97     |
| L Living Area            | AIR Air conditioning    | 170  | 517    |

Total additions 172,290

