

Property at 00027 WYNGATE DRIVE

Prop ID 4740027

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Administrative Information

Owner name: ROOS NORMAN H AND
 Second name: CARIN CRUISE
 Address: 27 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740027 Neigh.: Zone: R40 Vol: 195 Page: 686

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	12-Aug-1987
Resident Land	.92 122,500	AAA Veteran	1,000	Sale price:	466,500
Resident Excess	.12 630	CAB Add Vet	500	Sale valid:	
Resident Dwelling	1.00 315,860	DAC Veteran	10,000	Values	
				Mkt value :	
				Cost value:	627,129
Summary		Utilities		Sales ratios	
Total assessments	438,990	Water Connecticut		Cost/sale :	1.3443
Total exemptions	11,500	Sewer Septic		Mkt/sale :	
Net assessment	427,490	Gas None		Assmt/sale:	.9410

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	.120	7,500	900		900	630
Residual	5,227						
		1.040 acres		Total land value		175,900	123,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
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	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	800
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,987
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
		Actual Year Built: 1984		

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	544	175,240
Basement	Full with walk		
Heating	Yes A/C Yes		5,090
Plumbing	3 F/B 1 H/B 3 Add'l fix. 1 Wh/p	Saunas	17,500
Attic	None Attic size:		
Additions			285,023
Other Features	WB Stks		31,363
Sub-Total			514,216
Grade	B+	Factor 1.3500	694,192
CDU		C&D Factor 1.00	694,192
Depreciation		35 %	451,225
		Computed cost value @ 70%	315,858

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	232	26,560
L Living Area	BSMT Basement addition	232	4,275
P Porches, Patios, Decks	DECK Wood deck	457	12,106
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	FRFF Frame first floor	708	81,053
L Living Area	BSMT Basement addition	708	13,047
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	933	106,811
L Living Area	BSMT Basement addition	933	17,193

Total additions 285,023

