

Property at 00028 WYNGATE DRIVE

Prop ID 4740028

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Administrative Information

Owner name: STEREMBERG EDWARD J
 Second name:
 Address: 28 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740028 Neigh.: Zone: R40 Vol: 576 Page: 1010

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Jun-2008
Resident Land	.92	122,500				Sale price: 465,000
Resident Dwelling	1.00	355,480				Sale valid: 07
Resident Excess	.08	420				Values
					Mkt value :	
					Cost value:	683,429
Summary			Utilities		Sales ratios	
Total assessments	478,400		Water	Connecticut	Cost/sale :	1.4697
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	478,400		Gas	None	Assmt/sale:	1.0288

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	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	02	Wood Shingles		
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	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.	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	800
Interior Cond	05	Good	Living area	3,597
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,048	273,670
Basement	Full				
Heating	Yes	A/C Yes			7,870
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size: 1,048		15,500
Additions					254,886
Other Features		WB Stks	RR		26,799
Sub-Total					578,725
Grade	B+	Factor 1.3500			781,279
CDU		C&D Factor 1.00			781,279
Depreciation		35 %			507,831
Computed cost value @ 70%					355,482

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	828	94,790
L Living Area	BSMT Basement addition	828	15,258
L Living Area	AIR Air conditioning	828	2,517
L Living Area	OVER Frame Overhang	47	4,304
L Living Area	AIR Air conditioning	47	143
L Living Area	FRUF Frame upper full	99	8,289
P Porches, Patios, Decks	FOFF Frame open first flo	99	6,032
L Living Area	AIR Air conditioning	99	301
L Living Area	FRFF Frame first floor	95	10,876
L Living Area	AIR Air conditioning	95	289
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	FATT Full finished attic	600	21,671
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	BSMT Basement addition	432	7,961
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	DECK Wood deck	210	5,563

Total additions 254,886

