

Property at 00031 WYNGATE DRIVE

Prop ID 4740031

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Administrative Information

Owner name: SHTERNBERG ROSTISLAV &
Second name: PETRENKO IRINA
Address: 31 WYNGATE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4740031 Neigh.: Zone: R40 Vol: 774 Page: 1045

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	1,235,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-May-2022
Sale price: 1,025,000
Sale valid: 7

Values

Resident Excess	1.33	6,980

Mkt value :
Cost value: 1,949,571

Summary

Total assessments	1,364,700
Total exemptions	
Net assessment	1,364,700

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.9020
Mkt/sale :
Assmt/sale: 1.3314

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	1.330	7,500	9,975			9,975	6,983
Residual		57,935						

2.250 acres Total land value 184,975 129,483

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	07	Stone		
Roof Material	02	Slate		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	07	Hydro Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	60	AA		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	12	Garage cars	2
Bedrooms	5	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	5	Masonry trim sf	
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	4	Rec Room Size	
Whirlpools		Living area	6,700
Saunas		# Living Units	1
M/F stacks	2		
W/B stacks			
W/B openings			

Actual Year Built: 2024

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	738,850
Basement	Full with walk		3,254	
Heating	Yes	A/C Yes		20,020
Plumbing	5 F/B	2 H/B	4 Add'l fix.	Wh/p Saunas 29,000
Attic	None		Attic size:	
Additions				154,966
Other Features		M Stks	Bsmt Gar	11,000

Sub-Total			953,836
Grade	AA	Factor 1.8500	1,764,597
CDU		C&D Factor 1.00	1,764,597
Depreciation		%	1,764,597
		Computed cost value @ 70%	1,235,218

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	32	3,663
P Porches, Patios, Decks	DECK Wood deck	333	8,821
P Porches, Patios, Decks	DECK Wood deck	628	16,636
P Porches, Patios, Decks	FEFF Frame enclosed first	628	59,887
P Porches, Patios, Decks	FEFF Frame enclosed first	312	29,753
P Porches, Patios, Decks	FOFF Frame open first flo	312	19,009
L Living Area	OVER Frame Overhang	80	7,327
P Porches, Patios, Decks	DECK Wood deck	96	2,543
L Living Area	OVER Frame Overhang	80	7,327

Total additions 154,966

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
IP1 Indoor pool	10	18	180	110.5	2025	A	30,843	50	15,400
Value at 70%	10,780						Value at 100%		15,400

