

Property at 00038 WYNGATE DRIVE

Prop ID 4740038

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Administrative Information

Owner name: KEMLER JORDAN & SHARLENE
Second name:
Address: 38 WYNGATE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4740038 Neigh.: Zone: R40 Vol: 794 Page: 1043

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Jul-2024
Resident Land	.92	104,130			Sale price: 700,888
Resident Dwelling	1.00	393,850			Sale valid:

Values

Resident Excess	.06	320			Mkt value :
					Cost value: 711,857

Summary

Total assessments	498,300	Water	Connecticut	Cost/sale :	1.0157
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	498,300	Gas	None	Assmt/sale:	.7110

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000	.15	148,750	104,125
Primary Site	40,075						
RES	12	.060	7,500	450		450	315
Residual	2,614						

.980 acres

Total land value

149,200

104,440

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 3
Floors	05	W/W over sub-flo	Bedrooms 4
Heating System	06	Heat Pump	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 5
Attic	99	None	Half Baths
Grade	43	B+	Finish bsmt sz
Garage	23	Attached 3 car	Addn'l fixtures 7
Area Over Gar.	99	None	Rec Room Size 1,400
Basement	04	Full with walk-o	Whirlpools 2
Bsmt Fin Qual	05	Living Area W/ A	Living area 3,756
Air Condition	01	Central Air	# Living Units
Interior Cond	04	Average	
Exterior Cond	04	Average	

Actual Year Built: 1983

Building Valuation Summary

			Area	
Dwelling	Masonry	2 story w/bsmt	880	252,610
Basement	Full with walk			
Heating	Yes	A/C Yes		6,940
Plumbing	5 F/B	H/B 7 Add'l fix.	2 Wh/p	Saunas 28,500
Attic	None	Attic size:		
Additions				313,066
Other Features	WB Stks	RR		40,079

Sub-Total			641,195
Grade	B+	Factor 1.3500	865,613
CDU		C&D Factor 1.00	865,613
Depreciation		35 %	562,648
		Computed cost value @ 70%	393,854

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	BSMT Basement addition	368	6,782
L Living Area	AIR Air conditioning	368	1,119
L Living Area	FRFF Frame first floor	1,224	140,125
L Living Area	BSMT Basement addition	1,224	22,556
L Living Area	AIR Air conditioning	1,224	3,721
P Porches, Patios, Decks	DECK Wood deck	343	9,086
G Garages	FRL Attached frame GT 65	864	38,709
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	OVER Frame Overhang	20	1,832

Total additions 313,066

