

Property at 00041 WYNGATE DRIVE

Prop ID 4740041

Printed 07-Feb-2024 7:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GORODNITSKIY OLEG AND
 Second name: NATALIA
 Address: 41 WYNGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740041 Neigh.: Zone: R40 Vol: 646 Page: 394

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.28	1,470
Resident Dwelling	1.00	281,730

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Aug-2012
 Sale price: 450,000
 Sale valid:

Values

Mkt value :
 Cost value: 579,571

Summary

Total assessments	405,700
Total exemptions	
Net assessment	405,700

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2879
 Mkt/sale :
 Assmt/sale: .9016

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	.280	7,500	2,100			2,100	1,470
Residual		12,197						

1.200 acres

Total land value

177,100

123,970

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,231	309,410
Heating	Yes	A/C No		
Plumbing	4 F/B	H/B 2 Add'l fix. 1 Wh/p	Saunas	18,500
Attic	None	Attic size:		
Additions				124,002
Other Features	WB Stks			6,750

Sub-Total		458,662
Grade B+	Factor 1.3500	619,194
CDU	C&D Factor 1.00	619,194
Depreciation	35 %	402,476
	Computed cost value @ 70%	281,733

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	192	16,076
G Garages	FRL Attached frame GT 65	839	37,589
L Living Area	FRUF Frame upper full	24	2,010
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	BSMT Basement addition	208	3,833
P Porches, Patios, Decks	DECK Wood deck	716	18,967
P Porches, Patios, Decks	FEFF Frame enclosed first	88	8,392
P Porches, Patios, Decks	FEUF Frame enclosed upper	88	5,037
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824

Total additions 124,002

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 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 2,886
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	03	Partial	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	99	None	
Interior Cond	04	Average	
Exterior Cond	04	Average	Actual Year Built: 1985

Scale: 1" = 9.80 feet