

Property at 00048 WYNGATE DRIVE

Prop ID 4740048

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

Administrative Information

Owner name: PSARAS EMMANUEL &
 Second name: ALLAIRE HALLEY C TRUSTEES
 Address: 48 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740048 Neigh.: Zone: R40 Vol: 727 Page: 1144

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	1.25	6,560
Resident Dwelling	1.00	363,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Jul-1986
 Sale price: 350,000
 Sale valid:

Values

Mkt value :
 Cost value: 703,086

Summary

Total assessments	492,160
Total exemptions	
Net assessment	492,160

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0088
 Mkt/sale :
 Assmt/sale: 1.4062

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	1.250	7,500	9,375			9,375	6,563
Residual		54,450						

2.170 acres

Total land value

184,375

129,063

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	511,260
Basement	Full		2,649	
Heating	Yes	A/C Yes		14,550
Plumbing	2 F/B	1 H/B 3 Add'l fix.	1 Wh/p	12,500
Attic	None	Attic size:	Saunas	
Additions				35,073
Other Features	WB Stks	M Stks	Bsmt Gar	17,750

Sub-Total		591,133
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	798,030
Depreciation	35 %	518,720
	Computed cost value @ 70%	363,104

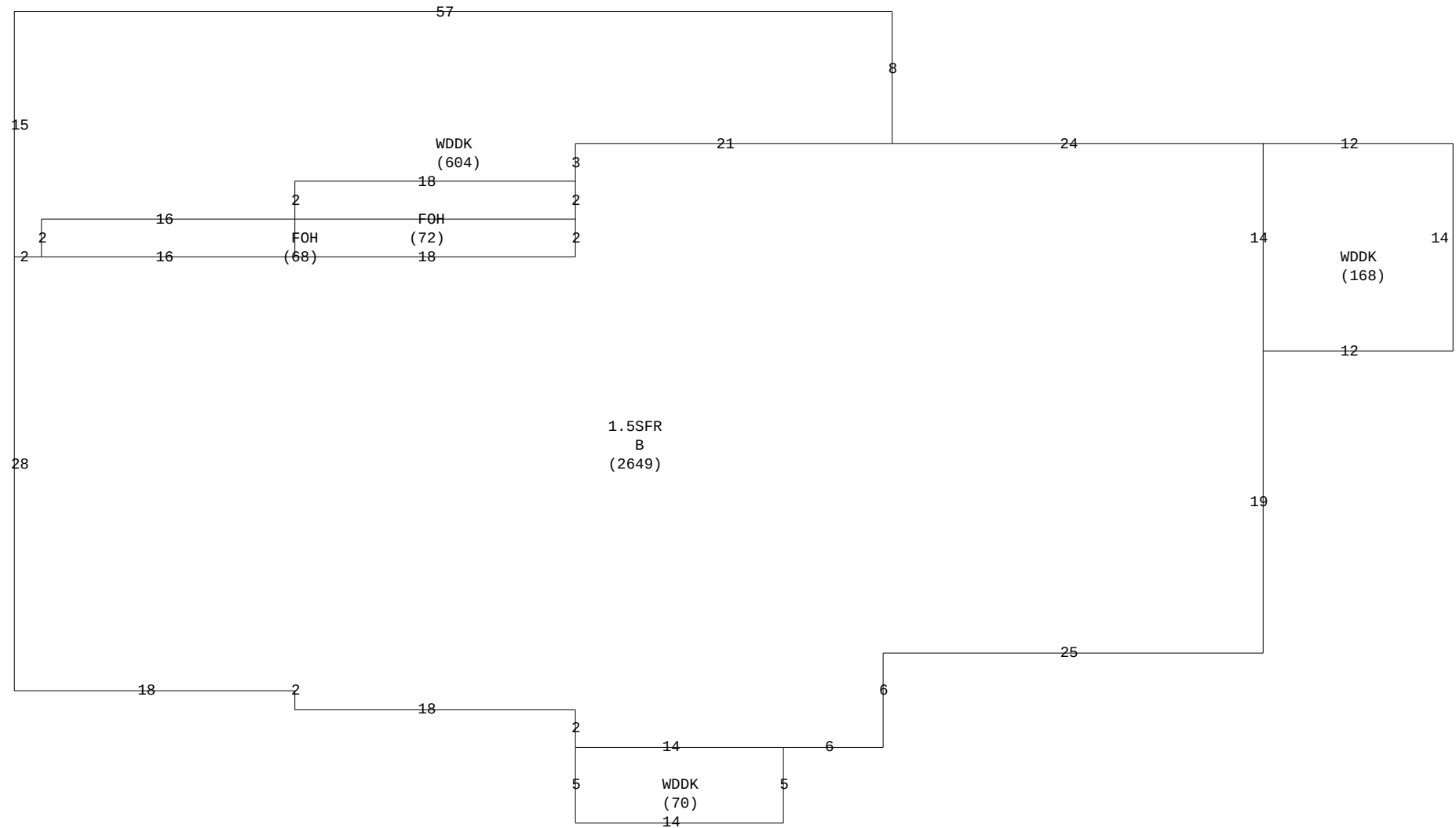
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	DECK Wood deck	70	1,854
P Porches, Patios, Decks	DECK Wood deck	602	15,947
L Living Area	OVER Frame Overhang	72	6,594
L Living Area	OVER Frame Overhang	68	6,228

Total additions 35,073

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,114
			# Living Units	
			M/F stacks	2
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1986	



THE ASPASIA PSARAS FMLY IRREV TRUST INDENTURE DATED 2-26-19
V727 P1140,P1142, P1144 CORRECTING QC'S TO FIX SPELLING OF EMMANUEL