

Property at 00049 WYNGATE DRIVE

Prop ID 4740049

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Administrative Information

Owner name: DLUGOLECKI SHEILA TRUSTEE
 Second name:
 Address: 49 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740049 Neigh.: Zone: R40 Vol: 817 Page: 1126

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Aug-2026
Resident Land	.92	122,500				Sale price: 980,000
Resident Excess	.67	3,520				Sale valid:
Resident Dwelling	1.00	410,760				Values
						Mkt value :
						Cost value: 766,829
Summary			Utilities		Sales ratios	
Total assessments	536,780		Water	Connecticut	Cost/sale :	.7825
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	536,780		Gas	None	Assmt/sale:	.5477

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	.670	7,500	5,025		5,025	3,518
Residual	29,185						
1.590 acres		Total land value		180,025		126,018	

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	8
Interior Walls	02	Drywall	Garage cars	3
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	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,511
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,465
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1986	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				921	248,870
Basement	Full						
Heating	Yes	A/C Yes					7,170
Plumbing	4 F/B	2 H/B	5 Add'l fix.	1 Wh/p	Saunas		27,000
Attic	None			Attic size:			
Additions							288,194
Other Features		WB Stks	RR				51,367
Sub-Total							622,601
Grade	A-	Factor 1.4500					902,771
CDU		C&D Factor 1.00					902,771
Depreciation		35 %					586,801
Computed cost value @ 70%							410,761

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,020	45,698
L Living Area	FRFF Frame first floor	35	4,007
L Living Area	BSMT Basement addition	35	645
L Living Area	AIR Air conditioning	35	106
L Living Area	FRFF Frame first floor	700	80,137
L Living Area	BSMT Basement addition	700	12,900
L Living Area	AIR Air conditioning	700	2,128
P Porches, Patios, Decks	DECK Wood deck	421	11,152
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	DECK Wood deck	300	7,947
L Living Area	FRFF Frame first floor	672	76,931
L Living Area	BSMT Basement addition	672	12,384
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	BSMT Basement addition	56	1,032
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	AIR Air conditioning	744	2,262
L Living Area	UATT Unfinished attic	288	5,042
Total additions			288,194

