

Property at 00053 WYNGATE DRIVE

Prop ID 4740053

Printed 07-Feb-2024 7:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SAWICKI CHESTER J & SORAYA
 Second name:
 Address: 53 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4740053 Neigh.: Zone: R40 Vol: 736 Page: 238

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Outbldg	1.00	1,680
Resident Dwelling	1.00	454,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Jan-2020
 Sale price: 680,000
 Sale valid:

Values

Mkt value :
 Cost value: 845,714

Summary

Total assessments	592,000
Total exemptions	
Net assessment	592,000

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2437
 Mkt/sale :
 Assmt/sale: .8706

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	2.610	7,500	19,575			19,575	13,703
Residual		113,692						
3.530 acres				Total land value			194,575	136,203

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5 Garage cars 4
Interior Walls	02	Drywall	Bedrooms	2 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3 Masonry trim sf 280
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz 1,900
Attic	99	None	Addn'l fixtures	4 Rec Room Size
Grade	47	A-	Whirlpools	2 Living area 3,800
Garage	24	Attached 4 car	Saunas	# Living Units
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	2,182	333,640
Basement	Full		
Heating	Yes A/C Yes		9,520
Plumbing	3 F/B 1 H/B 4 Add'l fix. 2 Wh/p	Saunas	20,500
Attic	None Attic size:		
Additions			249,877
Other Features	Mason Trim WB Stks		74,787
Sub-Total			688,324
Grade	A- Factor 1.4500		998,070
CDU	C&D Factor 1.00		998,070
Depreciation	35 %		648,746
	Computed cost value @ 70%		454,122

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,200	53,762
L Living Area	OVER Frame Overhang	118	10,807
P Porches, Patios, Decks	FEFF Frame enclosed first	222	21,170
L Living Area	OVER Frame Overhang	160	14,654
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRUF Frame upper full	625	52,331
L Living Area	AIR Air conditioning	625	1,900
L Living Area	FRUF Frame upper full	375	31,399
L Living Area	AIR Air conditioning	375	1,140
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	310	35,489
P Porches, Patios, Decks	DECK Wood deck	336	8,901
P Porches, Patios, Decks	DECK Wood deck	396	10,490

Total additions 249,877

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2021	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

