

Property at 00008 WYNGATE DRIVE

Prop ID 4740008

Printed 07-Feb-2024 7:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GULATI JASWINDER
Second name:
Address: 8 WYNGATE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4740008 Neigh.: Zone: R40 Vol: 687 Page: 1045

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	1.22	6,410
Resident Dwelling	1.00	312,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Jul-2015
Sale price: 515,000
Sale valid:

Values

Mkt value :
Cost value: 630,757

Summary

Total assessments	441,530
Total exemptions	
Net assessment	441,530

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2248
Mkt/sale :
Assmt/sale: .8573

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	1.220	7,500	9,150		9,150	6,405
Residual		53,143					

2.140 acres

Total land value

184,150

128,905

Building Valuation Summary

					Area	
Dwelling	Frame	1 1/2 story w/bsmt			1,993	399,550
Basement	Full					
Heating	Yes	A/C Yes				11,400
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None			Attic size:		
Additions						110,107
Other Features		WB Stks				6,750

Sub-Total						545,307
Grade	B		Factor 1.2600			687,087
CDU			C&D Factor 1.00			687,087
Depreciation			35 %			446,607
			Computed cost value @ 70%			312,625

Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		625	27,099
P Porches, Patios, Decks	FOFF Frame open first flo		286	17,425
P Porches, Patios, Decks	DECK Wood deck		228	6,040
L Living Area	FRFF Frame first floor		448	51,287
L Living Area	BSMT Basement addition		448	8,256

Total additions 110,107

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 Dormer linear f 200
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size
Grade	40	B	Whirlpools 1 Living area 3,438
Garage	22	Attached 2 car	# Living Units
Area Over Gar.	99	None	
Basement	01	Full	M/F stacks
Bsmt Fin Qual	01	Unfinished	W/B stacks 1
Air Condition	01	Central Air	W/B openings 1
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1985

