

Property at 00009 WYNGATE DRIVE

Prop ID 4740009

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

Administrative Information

Owner name: MERANEY ANOOP M AND
 Second name: VORA NILONI
 Address: 9 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740009 Neigh.: Zone: R40 Vol: 654 Page: 128

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	1.71	8,980
Resident Dwelling	1.00	359,200
Resident Outbldg	2.00	32,620

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 11-Jan-2013
 Sale price: 575,000
 Sale valid:

Values

Mkt value :
 Cost value: 747,571

Summary

Total assessments	523,300
Total exemptions	
Net assessment	523,300

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3001
 Mkt/sale :
 Assmt/sale: .9101

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	1.710	7,500	12,825		12,825	8,978
Residual		74,488					

2.630 acres Total land value 187,825 131,478

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	5 Rec Room Size 1,300
Grade	43	B+	Whirlpools	1 Living area 4,082
Garage	23	Attached 3 car	Saunas	# Living Units
Area Over Gar.	05	Half Story Finis	M/F stacks	2
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,690	399,050
Heating	Yes	A/C Yes		11,400
Plumbing	4 F/B	1 H/B 5 Add'l fix.	1 Wh/p	23,500
Attic	None	Attic size:		
Additions				116,199
Other Features		M Stks RR		34,627
Sub-Total				584,776
Grade	B+	Factor 1.3500		789,448
CDU		C&D Factor 1.00		789,448
Depreciation		35 %		513,141
		Computed cost value @ 70%		359,199

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	378	43,274
L Living Area	BSMT Basement addition	378	6,966
P Porches, Patios, Decks	DECK Wood deck	273	7,232
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	46	2,803
L Living Area	FRUH Frame upper half	308	15,750
G Garages	FRL Attached frame GT 65	864	38,709

Total additions 116,199

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
RP5 Pool w/ Gunite	20	40	800	110.5		C	88,440	50	44,200
Value at 70%			32,620				Value at 100%		46,600

