

Property at 00033 WYNGATE DRIVE

Prop ID 4740033

Printed 04-Apr-2024 8:54 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: KUMAR RAKESH AND SHALU  
 Second name:  
 Address: 33 WYNGATE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
 Lot: 4740033 Neigh.: Zone: R40 Vol: 720 Page: 599

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 61,250  |
| Resident Dwelling | 1.00 | 393,310 |
| Resident Outbldg  | 1.00 | 19,810  |

## Exemptions

| Exempt Cat | Amount |
|------------|--------|
|            |        |

## Last sale

Sale date: 02-Jul-2018  
 Sale price: 550,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 695,600

## Summary

| Total assessments | 486,920 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 486,920 |  |

## Utilities

| Water | Connecticut |  |
|-------|-------------|--|
| Sewer | Septic      |  |
| Gas   | CNG         |  |

## Sales ratios

Cost/sale : 1.2647  
 Mkt/sale :  
 Assmt/sale: .8853

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value  | 70% Value |
|--------------|-----|------------|---------|---------|------|------|--------|-----------|
| PRIM         | 11  | .920       | 175,000 | 175,000 |      | .50  | 87,500 | 61,250    |
| Primary Site |     | 40,075     |         |         |      |      |        |           |
| RES          | 12  | 2.390      | 7,500   | 17,925  |      |      | 17,925 | 12,548    |
| Residual     |     | 104,108    |         |         |      |      |        |           |

3.310 acres

Total land value

105,425

73,798

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 98   | Other            |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.5        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 5 |
| Floors         | 05   | W/W over sub-flo | Family Rooms            | 1 |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 5 |
| Fuel           | 02   | Natural Gas      | Half Baths              | 2 |
| Attic          | 99   | None             | Addn'l fixtures         | 2 |
| Grade          | 40   | B                | Whirlpools              | 1 |
| Garage         | 23   | Attached 3 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              | 1 |
| Basement       | 01   | Full             | W/B stacks              |   |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            |   |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1987 |   |

## Building Valuation Summary

|                |       |                    |              |        |         |
|----------------|-------|--------------------|--------------|--------|---------|
| Dwelling       | Frame | 1 1/2 story w/bsmt | Area         | 3,216  | 607,810 |
| Basement       | Full  |                    |              |        |         |
| Heating        | Yes   | A/C Yes            |              |        | 17,270  |
| Plumbing       | 5 F/B | 2 H/B              | 2 Add'l fix. | 1 Wh/p | Saunas  |
| Attic          | None  |                    | Attic size:  |        | 30,500  |
| Additions      |       |                    |              |        | 183,151 |
| Other Features |       | M Stks RR          |              |        | 53,122  |

|              |   |                           |  |  |           |
|--------------|---|---------------------------|--|--|-----------|
| Sub-Total    |   |                           |  |  | 891,853   |
| Grade        | B | Factor 1.2600             |  |  | 1,123,735 |
| CDU          |   | C&D Factor 1.00           |  |  | 1,123,735 |
| Depreciation |   | 50 %                      |  |  | 561,868   |
|              |   | Computed cost value @ 70% |  |  | 393,308   |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| L Living Area            | FRUF Frame upper full     | 800   | 66,984 |
| G Garages                | FRL Attached frame GT 65  | 1,305 | 58,467 |
| P Porches, Patios, Decks | DECK Wood deck            | 512   | 13,563 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 384   | 36,619 |
| P Porches, Patios, Decks | DECK Wood deck            | 192   | 5,086  |
| L Living Area            | AIR Air conditioning      | 800   | 2,432  |

Total additions 183,151

## Outbuilding Information

| Description        | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|--------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RP5 Pool w/ Gunite | 16  | 32  | 512    | 110.5 | 2004 | C   | 56,602        | 50   | 28,300 |
| Value at 70%       |     |     | 19,810 |       |      |     | Value at 100% |      | 28,300 |

