

Property at 00037 WYNGATE DRIVE

Prop ID 4740037

Printed 03-Feb-2026 3:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SAIDON DANNA & YAACOV
 Second name:
 Address: 37 WYNGATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4740037 Neigh.: Zone: R40 Vol: 809 Page: 026

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.15	790
Resident Dwelling	1.00	494,730

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jan-2009
 Sale price: 975,000
 Sale valid:

Values

Mkt value :
 Cost value: 882,886

Summary

Total assessments	618,020
Total exemptions	
Net assessment	618,020

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9055
 Mkt/sale :
 Assmt/sale: .6339

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	.150	7,500	1,125			1,125	788
Residual		6,534						

1.070 acres

Total land value

176,125

123,288

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	574,420
Basement	Full		2,588	
Heating	Yes	A/C Yes		16,350
Plumbing	5 F/B	1 H/B 5 Add'l fix.	1 Wh/p	28,500
Attic	None	Attic size:		
Additions				75,224
Other Features		M Stks	Bsmt Gar	55,385

Sub-Total		749,879
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		494,733

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	846	22,411
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	FRUF Frame upper full	36	3,014
L Living Area	AIR Air conditioning	72	219
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
L Living Area	AIR Air conditioning	288	876
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 75,224

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 11
Interior Walls	02	Drywall	Garage cars 3
Floors	05	W/W over sub-flo	Bedrooms 5
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 5
Garage	13	Basement 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz 1,300
Bsmt Fin Qual	05	Living Area W/ A	Addn'l fixtures 5
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 5,576
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks 3
			W/B stacks
			W/B openings
			Actual Year Built: 1987

