

Property at 00001 BRIDLE PATH

Prop ID 1480001

Printed 20-Aug-2026 11:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CROUCH CYNTHIA TRUSTEE

Second name:

Address: 1 BRIDLE PATH

City/state: AVON CT Zip: 06001

Location Information

Map: 043

Clerk map:

Lot: 1480001

Neigh.: HR

Zone: RU2A

Vol: 817

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Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Mar-2021
Resident Condo	1.00	291,170				Sale price: 345,000
						Sale valid:
						Values
						Mkt value :
						Cost value: 415,957
						Sales ratios
Total assessments		291,170	Water	Connecticut		Cost/sale : 1.2057
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		291,170	Gas	None		Assmt/sale: .8440

Summary

Utilities

Sales ratios

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	
Basement	Full with walk			1,826	383,460	
Heating	Yes	A/C	Yes			
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas	
Attic	None	Attic size:				
Additions					7,500	
Other Features	M Stks RR				25,000	
Sub-Total					415,960	
Grade	Factor				415,960	
CDU	C&D Factor 1.00				415,960	
Depreciation	%				415,960	
				Computed cost value @ 70%	291,172	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	140	7,500
Total additions			7,500

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	16	Condominium	HUNTER'S RUN 01 Villa
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 2
Interior Walls	02	Drywall	Bedrooms 2 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms Dormer linear f
Heating System	06	Heat Pump	Full Baths 3 Masonry trim sf
Fuel	03	Electric	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size 1,000
Grade		Unknown	Whirlpools 1 Living area 1,826
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks 1
Basement	04	Full with walk-o	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: 1985

Property at 00001 BRIDLE PATH

Prop ID 1480001 Card 01

No sketch for this property

NM CHANGE FROM CYNTHIA MICHAUD TO CYNTHIA CROUCH V793 P1073 5-28-24
ONE BRIDGE PATH AVON REALTY TRUST V817 P471 8-11-26