

Property at 00043 BRIDGEWATER DRIVE

8

Prop ID 4980043

Printed 07-Feb-2024 9:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BROKENSIRE NEIL R
Second name:
Address: 43 BRIDGEWATER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 4980043 Neigh.: Zone: R40 Vol: 514 Page: 334

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	444,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jan-2005
Sale price: 820,000
Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.06	320			810,771

Summary

Total assessments	
567,540	
Total exemptions	
Net assessment	
567,540	

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9887
Mkt/sale :
Assmt/sale: .6921

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	.060	7,500	450		450	315
Residual		2,614					

.980 acres

Total land value

175,450

122,815

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full with walk		1,922	444,350
Heating	Yes	A/C Yes		12,680
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Other Features				21,000
				94,012
				13,500

Sub-Total				
Grade	A	Factor 1.5500		585,542
CDU		C&D Factor 1.00		907,590
Depreciation		30 %		907,590
		Computed cost value @ 70%		635,313
				444,719

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	490	12,980
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	BSMT Basement addition	12	221
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
L Living Area	FRFF Frame first floor	22	2,519
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FRL Attached frame GT 65	903	40,456
G Garages	FSF Full-story fin o/gar	425	28,468
L Living Area	AIR Air conditioning	425	1,292

Total additions 94,012

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 10
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpeti	Bedrooms 5
Heating System	07	Hydro Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	50	A	Full Baths 3
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 4,303
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1999

