

Property at 00044 BRIDGEWATER DRIVE

2

Prop ID 4980044

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Administrative Information

Owner name: MANGANIELLO RICHARD & TRINA
Second name:
Address: 44 BRIDGEWATER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 4980044 Neigh.: Zone: R40 Vol: 665 Page: 1091

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	498,780
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Aug-2013
Sale price: 880,000
Sale valid:

Values

Mkt value :
Cost value: 890,671

Summary

Total assessments	623,470
Total exemptions	
Net assessment	623,470

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0121
Mkt/sale :
Assmt/sale: .7085

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

175,225

122,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	584
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Addn'l fixtures	4
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,516
			# Living Units	1
			M/F stacks	2
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,816	539,700
Basement	Full with walk				
Heating	Yes	A/C Yes			15,350
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		21,500
Additions					104,554
Other Features	Mason Trim	WB Stks	M Stks		22,642
Sub-Total					703,746
Grade	B+	Factor 1.3500			950,057
CDU		C&D Factor 1.00			950,057
Depreciation		25 %			712,543
		Computed cost value @ 70%			498,780

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	837	37,499
G Garages	FSF Full-story fin o/gar	450	30,143
L Living Area	AIR Air conditioning	450	1,368
P Porches, Patios, Decks	FOFF Frame open first flo	288	17,547
P Porches, Patios, Decks	BPAT Brick/flagstone pati	608	13,865
P Porches, Patios, Decks	DECK Wood deck	156	4,132

Total additions 104,554

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2008	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

