

Property at 00052 BRIDGEWATER DRIVE

3

Prop ID 4980052

Printed 06-Feb-2026 8:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHAIKH NASEEM M & RAMLA N TTEES
 Second name:
 Address: 52 BRIDGEWATER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4980052 Neigh.: Zone: R40 Vol: 809 Page: 1155

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	531,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jun-2007
 Sale price: 870,000
 Sale valid:

Values

Mkt value :
 Cost value: 934,000

Summary

Total assessments	653,800
Total exemptions	
Net assessment	653,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0736
 Mkt/sale :
 Assmt/sale: .7515

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						

.920 acres Total land value 175,000 122,500

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	50	A	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2004	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,062	471,690
Basement	Full				
Heating	Yes	A/C Yes			13,450
Plumbing	4 F/B	2 H/B 5 Add'l fix.	1 Wh/p	Saunas	27,000
Attic	None	Attic size:			
Additions					94,680
Other Features		WB Stks M Stks RR			46,088

Sub-Total		652,908
Grade A	Factor 1.5500	1,012,007
CDU	C&D Factor 1.00	1,012,007
Depreciation	25 %	759,005
	Computed cost value @ 70%	531,304

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	696	46,621
L Living Area	AIR Air conditioning	696	2,116
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	130	7,920

Total additions 94,680

