

Property at 00055 BRIDGEWATER DRIVE

9

Prop ID 4980055

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

Administrative Information

Owner name: GUO XUEFENG & ZHANG QIAO
Second name:
Address: 55 BRIDGEWATER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 4980055 Neigh.: Zone: R40 Vol: 691 Page: 380

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	463,050

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 08-Oct-2015
Sale price: 745,000
Sale valid:

Values

Mkt value :
Cost value: 836,500

Summary

Total assessments	585,550
Total exemptions	
Net assessment	585,550

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1228
Mkt/sale :
Assmt/sale: .7860

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	02	Wood Shingles		
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/Carpet	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	424
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	Addtn'l fixtures	4
Interior Cond	05	Good	Living area	4,688
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,800	420,530
Basement	Full with walk				
Heating	Yes	A/C Yes			12,010
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	21,500
Attic	None		Attic size:		
Additions					142,461
Other Features	Mason Trim	M Stks			13,182

Sub-Total				609,683
Grade	A	Factor 1.5500		945,009
CDU		C&D Factor 1.00		945,009
Depreciation		30 %		661,506
		Computed cost value @ 70%		463,054

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	894	40,053
G Garages	FSF Full-story fin o/gar	864	57,874
L Living Area	AIR Air conditioning	864	2,627
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	DECK Wood deck	322	8,530

Total additions 142,461

