

Property at 00063 BRIDGEWATER DRIVE

10

Prop ID 4980063

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Administrative Information

Owner name: KUANG ZHENG
 Second name:
 Address: 63 BRIDGEWATER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4980063 Neigh.: Zone: R40 Vol: 817 Page: 228

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	440,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Aug-2026
 Sale price: 1,050,000
 Sale valid:

Values

Mkt value :
 Cost value: 803,657

Summary

Total assessments	562,560
Total exemptions	
Net assessment	562,560

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7654
 Mkt/sale :
 Assmt/sale: .5358

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

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,647	390,650
Basement	Full with walk		
Heating	Yes A/C Yes		11,170
Plumbing	4 F/B 1 H/B 3 Add'l fix. 1 Wh/p	Saunas	22,500
Attic	None Attic size:		
Additions			112,691
Other Features	WB Stks M Stks RR		41,070
Sub-Total			578,081
Grade	A- Factor 1.4500		838,217
CDU	C&D Factor 1.00		838,217
Depreciation	25 %		628,663
	Computed cost value @ 70%		440,064

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	759	34,005
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
L Living Area	FRUF Frame upper full	112	9,378
L Living Area	AIR Air conditioning	112	340
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011
P Porches, Patios, Decks	DECK Wood deck	244	6,464
G Garages	FSF Full-story fin o/gar	429	28,736
L Living Area	AIR Air conditioning	429	1,304

Total additions 112,691

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addn'l fixtures	3 Rec Room Size 1,150
Grade	47	A-	Whirlpools	1 Living area 4,059
Garage	23	Attached 3 car	Saunas	# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2004	

