

Property at 00074 BRIDGEWATER DRIVE

21

Prop ID 4980074

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Administrative Information

Owner name: ROSENBLATT JEFFREY
Second name:
Address: 74 BRIDGEWATER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 4980074 Neigh.: Zone: R40 Vol: 735 Page: 721

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	429,650

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 19-Dec-2001
Sale price: 530,000
Sale valid:

Values

Mkt value :
Cost value: 788,786

Summary

Total assessments	552,150
Total exemptions	
Net assessment	552,150

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.4883
Mkt/sale :
Assmt/sale: 1.0418

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	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 1,100
Grade	50	A	Whirlpools	1	Living area 3,624
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	1	
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2001		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,386	339,680
Basement	Full			
Heating	Yes	A/C Yes		9,730
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	22,500
Attic	None	Attic size:		
Additions				118,764
Other Features		WB Stks M Stks RR		37,317

Sub-Total			527,991
Grade	A	Factor 1.5500	818,386
CDU		C&D Factor 1.00	818,386
Depreciation		25 %	613,790
		Computed cost value @ 70%	429,653

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	636	42,602
L Living Area	AIR Air conditioning	636	1,933
L Living Area	BSMT Basement addition	196	3,612
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	AIR Air conditioning	196	596
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	DECK Wood deck	232	6,146

Total additions 118,764

