

Property at 00085 BRIDGEWATER DRIVE

Prop ID 4980085

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Administrative Information

Owner name: MINAMI NATHAN & MELISSA ANNA
Second name:
Address: 85 BRIDGEWATER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 4980085 Neigh.: Zone: R40 Vol: 719 Page: 147

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	470,310

Exemptions

Exempt	Cat	Amount
APA	Veteran	596,280

Last sale

Sale date: 29-May-2018
Sale price: 677,500
Sale valid:

Values

Resident Excess		
.66	3,470	

Mkt value :
Cost value: 851,829

Summary

Total assessments	596,280
Total exemptions	596,280
Net assessment	

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2573
Mkt/sale :
Assmt/sale: .8801

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	.660	7,500	4,950		4,950	3,465
Residual		28,750					

1.580 acres

Total land value

179,950

125,965

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,794	419,360
Basement	Full with walk			
Heating	Yes	A/C Yes		11,970
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				123,184
Other Features		WB Stks	RR	37,302

Sub-Total		617,816
Grade	A-	
CDU	Factor 1.4500	895,833
Depreciation	C&D Factor 1.00	895,833
	25 %	671,875
	Computed cost value @ 70%	470,313

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	764	34,229
G Garages	FSF Full-story fin o/gar	588	39,387
L Living Area	AIR Air conditioning	588	1,788
L Living Area	BSMT Basement addition	240	4,423
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730
P Porches, Patios, Decks	DECK Wood deck	572	15,152

Total additions 123,184

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	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	47	A-	Full Baths 4
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size 850
Interior Cond	05	Good	Living area 4,416
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 2004

