

Property at 00086 BRIDGEWATER DRIVE

20

Prop ID 4980086

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Administrative Information

Owner name: SPITZ HERBERT M AND
Second name: MARJORIE M
Address: 86 BRIDGEWATER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 4980086 Neigh.: Zone: R40 Vol: 712 Page: 025

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	440,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-2017
Sale price: 595,000
Sale valid:

Values

Resident Excess		
.42	2,210	

Mkt value :
Cost value: 808,129

Summary

Total assessments	
565,690	
Total exemptions	
Net assessment	565,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3582
Mkt/sale :
Assmt/sale: .9507

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	.420	7,500	3,150			3,150	2,205
Residual		18,295						

1.340 acres

Total land value

178,150

124,705

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
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: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,806	421,700
Heating	Yes	A/C Yes		12,040
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				106,251
Other Features		WB Stks	RR	21,787

Sub-Total				579,278
Grade	A-	Factor 1.4500		839,953
CDU		C&D Factor 1.00		839,953
Depreciation		25 %		629,965
		Computed cost value @ 70%		440,976

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	782	35,035
G Garages	FSF Full-story fin o/gar	644	43,138
L Living Area	AIR Air conditioning	644	1,958
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122
P Porches, Patios, Decks	FOFF Frame open first flo	279	16,998

Total additions 106,251

