

Property at 00094 BRIDGEWATER DRIVE

19

Prop ID 4980094

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Administrative Information

Owner name: DUFFY FRANCIS K & KARINA ANN
 Second name:
 Address: 94 BRIDGEWATER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4980094 Neigh.: Zone: R40 Vol: 771 Page: 799

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 2,349	527,740
Basement	Full			
Heating	Yes	A/C Yes		15,030
Plumbing	3 F/B	2 H/B 4 Add'l fix.	1 Wh/p	21,500
Attic	None	Attic size:		
Additions				130,855
Other Features		WB Stks		16,000
Sub-Total				711,125
Grade	A-	Factor 1.4500		1,031,131
CDU		C&D Factor 1.00		1,031,131
Depreciation		30 %		721,792
Computed cost value @ 70%				505,254

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Jan-2022
Resident Land	.92	122,500			Sale price: 850,000
Resident Dwelling	1.00	505,250			Sale valid:
			Values		
Resident Excess	.10	530			Mkt value :
			Sales ratios		
Total assessments	628,280		Water	Connecticut	Cost/sale : 1.0559
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment	628,280		Gas	CNG	Assmt/sale: .7392

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	.100	7,500	750		750	525
Residual	4,356						
		1.020 acres	Total land value	175,750		123,025	

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	928	77,701
L Living Area	AIR Air conditioning	928	2,821
G Garages	FRL Attached frame GT 65	928	41,576
P Porches, Patios, Decks	BPAT Brick/flagstone pati	384	8,757

Total additions 130,855

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	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,626
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 2000				

