

Property at 00099 BRIDGEWATER DRIVE

Prop ID 4980099

Printed 20-Aug-2026 11:10 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LAPA ARIN
 Second name:
 Address: 99 BRIDGEWATER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4980099 Neigh.: Zone: R40 Vol: 817 Page: 418

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Aug-2026
Resident Land	.92	122,500				Sale price: 930,000
Resident Dwelling	1.00	443,510				Sale valid:
					Values	
Resident Excess	1.35	7,090			Mkt value :	
					Cost value:	818,714
Summary			Utilities		Sales ratios	
Total assessments		573,100	Water	Connecticut	Cost/sale :	.8803
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		573,100	Gas	CNG	Assmt/sale:	.6162

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	1.350	7,500	10,125		10,125	7,088
Residual		58,806					
2.270 acres				Total land value		185,125	129,588

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	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	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,470
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,868	433,810
Heating	Yes	A/C		Yes		12,380
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas	21,000
Attic	None	Attic size:				
Additions						101,921
Other Features	WB Stks					13,500
Sub-Total						582,611
Grade	A-	Factor		1.4500		844,786
CDU		C&D	Factor	1.00		844,786
Depreciation		25 %				633,590
					Computed cost value @ 70%	443,513

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	734	49,166
L Living Area	AIR Air conditioning	734	2,231
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
P Porches, Patios, Decks	DECK Wood deck	288	7,629
Total additions			101,921

