

Property at 00107 BRIDGEWATER DRIVE

12

Prop ID 4980107

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Administrative Information

Owner name: ROSS JEFFREY AND
Second name: WAYNE-ROSS VICTORIA E
Address: 107 BRIDGEWATER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 4980107 Neigh.: Zone: R40 Vol: 591 Page: 969

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	448,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Mar-2004
Sale price: 152,250
Sale valid:

Values

Resident Excess	.70	3,680	Mkt value :	
			Cost value:	821,071

Summary

Total assessments	574,750
Total exemptions	
Net assessment	574,750

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 5.3929
Mkt/sale :
Assmt/sale: 3.7750

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	.700	7,500	5,250		5,250	3,675
Residual		30,492					

1.620 acres

Total land value

180,250

126,175

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,696	400,220
Basement	Full with walk				
Heating	Yes	A/C Yes			11,440
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p	21,500
Attic	None		Attic size:		
Additions					79,523
Other Features	WB Stks	RR			38,561

Sub-Total					551,244
Grade	A	Factor 1.5500			854,428
CDU		C&D Factor 1.00			854,428
Depreciation		25 %			640,821
		Computed cost value @ 70%			448,575

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	400	26,794
L Living Area	AIR Air conditioning	400	1,216
P Porches, Patios, Decks	DECK Wood deck	231	6,119
L Living Area	BSMT Basement addition	33	608
L Living Area	FRFF Frame first floor	33	3,778
L Living Area	AIR Air conditioning	33	100
L Living Area	BSMT Basement addition	32	590
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	AIR Air conditioning	32	97

Total additions 79,523

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 9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 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 1 Rec Room Size 1,000
Grade	50	A	Whirlpools 1 Living area 3,857
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	04	Full with walk-o	W/B stacks 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2004

