

Property at 00123 BRIDGEWATER DRIVE

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Prop ID 4980123

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Administrative Information

Owner name: KRIVAN ELIZABETH & FREY ANDREW
 Second name:
 Address: 123 BRIDGEWATER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4980123 Neigh.: Zone: R40 Vol: 812 Page: 564

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Feb-2026
Resident Land	.92	122,500				Sale price: 1,075,000
Resident Dwelling	1.00	454,610				Sale valid:
						Values
						Mkt value :
						Cost value: 824,443
Summary			Utilities		Sales ratios	
Total assessments	577,110		Water	Connecticut	Cost/sale :	.7669
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	577,110		Gas	CNG	Assmt/sale:	.5368

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						
				.920 acres	Total land value		175,000	122,500

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
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	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	03	Partial > half	Addn'l fixtures	2
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	4,508
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2001				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,897	439,470
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		12,540
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Saunas	17,000
Attic size:				
Additions				123,688
Other Features		WB Stks		6,750
Sub-Total				597,188
Grade	A-	Factor 1.4500		865,923
CDU		C&D Factor 1.00		865,923
Depreciation		25 %		649,442
Computed cost value @ 70%				454,609

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	623	27,021
G Garages	FSF Full-story fin o/gar	168	11,253
L Living Area	AIR Air conditioning	168	511
L Living Area	BSMT Basement addition	234	4,312
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	AIR Air conditioning	234	711
L Living Area	BSMT Basement addition	312	5,750
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	AIR Air conditioning	312	948
P Porches, Patios, Decks	DECK Wood deck	288	7,629
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046

Total additions 123,688

