

Property at 00063 BRIDGEWATER DRIVE

10

Prop ID 4980063

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: TANNER ANDREW AND
 Second name: GRANNEN LINDA ANN
 Address: 63 BRIDGEWATER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4980063 Neigh.: Zone: R40 Vol: 594 Page: 655

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	05-Aug-2009
Resident Land	.92	140,000			Sale price:	775,000
Resident Dwelling	1.00	425,100			Sale valid:	
					Values	
					Mkt value :	
					Cost value:	807,290
Summary			Utilities		Sales ratios	
Total assessments		565,100	Water	Avon	Cost/sale :	1.0417
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		565,100	Gas	CNG	Assmt/sale:	.7292

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000				200,000	140,000
Primary Site		40,075						
				.9200 acres	Total land value		200,000	140,000

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/Carpeti	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,150
Interior Cond	05	Good	Living area	4,059
Exterior Cond	05	Good	Whirlpools	1
			Saunas	# Living Units 1
			M/F stacks	1
			W/B stacks	1
			W/B openings	2
Actual Year Built: 2004				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,647 276,980
Basement	Full with walk		
Heating	Yes	A/C Yes	8,390
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p Saunas 17,200
Attic	None Attic size:		
Additions			79,500
Other Features	WB Stks	M Stks Unfin	3,500 30,340
Sub-Total			412,410
Grade	A	Factor 1.5500	639,240
CDU	C&D Factor 1.00		639,240
Depreciation	5 %		607,280
Computed cost value @ 70%			425,100

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	759	24,000
L Living Area	BSMT Basement addition	224	2,900
L Living Area	FRFF Frame first floor	224	18,100
L Living Area	AIR Air conditioning	224	500
L Living Area	FRUF Frame upper full	112	6,600
L Living Area	AIR Air conditioning	112	200
P Porches, Patios, Decks	FOFF Frame open first flo	33	1,400
P Porches, Patios, Decks	DECK Wood deck	244	4,600
G Garages	FSF Full-story fin o/gar	429	20,300
L Living Area	AIR Air conditioning	429	900
Total additions			79,500

