

Property at 00021 BRUCE LANE

Prop ID 1540021

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Administrative Information

Owner name: ESSER FRANCISCO JAVIER SUAREZ
 Second name: HERNANDEZ MARIA FERNANDA
 Address: 21 BRUCE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1540021 Neigh.: Zone: R40 Vol: 786 Page: 720

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	319,740
Resident Outbldg	2.00	17,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Jul-2023
 Sale price: 615,000
 Sale valid:

Values

Mkt value :
 Cost value: 634,643

Summary

Total assessments	444,250	
Total exemptions		
Net assessment	444,250	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.0319
 Mkt/sale :
 Assmt/sale: .7224

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site	40,075							
RES	12	.330	7,500	2,475			2,475	1,733
Residual	14,375							

1.250 acres

Total land value

152,475

106,733

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	128
Area Over Gar.	99	None	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	850
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,705
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,469	355,890
Basement	Full with walk				
Heating	Yes	A/C Yes			10,180
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	22,500
Attic	None		Attic size:		
Additions					127,175
Other Features	Mason Trim	WB Stks	RR		41,970
Sub-Total					557,715
Grade	B		Factor 1.2600		702,721
CDU			C&D Factor 1.00		702,721
Depreciation			35 %		456,769
Computed cost value @ 70%					319,738

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	BSMT Basement addition	304	5,602
L Living Area	AIR Air conditioning	304	924
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313

Total additions 127,175

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP1 Pool w/ Plastic Linr	36	16	648	74.05		C	47,984	50	24,000
Value at 70%					17,780	Value at 100%			
						25,400			

