

Property at 00005 BRUCE LANE

Prop ID 1540005

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Administrative Information

Owner name: CUNHA FRANCISCO J &
 Second name: PAPROTNA-CUNHA LINDA A
 Address: 5 BRUCE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1540005 Neigh.: Zone: R40 Vol: 386 Page: 955

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 19-Jun-2000
Resident Land	.92	105,000			Sale price: 464,000
Resident Dwelling	1.00	364,930			Sale valid: Y
Resident Excess	.11	580			
				Values	
				Mkt value :	
				Cost value:	672,157
Summary		Utilities		Sales ratios	
Total assessments	470,510	Water	Connecticut	Cost/sale :	1.4486
Total exemptions		Sewer	None	Mkt/sale :	
Net assessment	470,510	Gas	None	Assmt/sale:	1.0140

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	.110	7,500	825		825	578
Residual		4,792					
		1.030 acres		Total land value		150,825	105,578

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,372	336,940	
Basement	Full with walk				
Heating	Yes	A/C Yes		9,650	
Plumbing	4 F/B	H/B 3 Add'l fix.	1 Wh/p	Saunas	19,000
Attic	None	Attic size:			
Additions				125,004	
Other Features	WB Stks	RR		24,293	
Sub-Total				514,887	
Grade	B+	Factor 1.3500		695,097	
CDU		C&D Factor 1.00		695,097	
Depreciation		25 %		521,323	
		Computed cost value @ 70%		364,926	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	476	31,884
L Living Area	AIR Air conditioning	476	1,447
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	AIR Air conditioning	330	1,003
P Porches, Patios, Decks	DECK Wood deck	195	5,166
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85

Total additions 125,004

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
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	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Half Baths	
Area Over Gar.	01	Fully Finished	Masonry trim sf	
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	700
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,578
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2000	

