

Property at 00008 BRUCE LANE

Prop ID 1540008

Printed 26-Sep-2025 8:27 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AZAMI NILOUFAR
 Second name:
 Address: 8 BRUCE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1540008 Neigh.: Zone: R40 Vol: 807 Page: 286

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	279,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Sep-2025
 Sale price: 799,900
 Sale valid:

Values

Mkt value :
 Cost value: 549,529

Summary

Total assessments	384,670
Total exemptions	
Net assessment	384,670

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6870
 Mkt/sale :
 Assmt/sale: .4809

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	.010	7,500	75			75	53
Residual	436							

.930 acres

Total land value

150,075

105,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	12	Basement 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1979

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					1,284	319,760
Heating	Yes	A/C Yes					9,170
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas		10,500
Attic	None	Attic size:					
Additions							149,789
Other Features	WB Stks		RR		Bsmt Gar		36,037
Sub-Total							525,256
Grade	B-	Factor 1.1700					614,550
CDU		C&D Factor 1.00					614,550
Depreciation					35 %		399,458
				Computed cost value @ 70%			279,621

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	462	8,514
L Living Area	FRFF Frame first floor	462	52,890
L Living Area	AIR Air conditioning	462	1,404
L Living Area	OVER Frame Overhang	12	1,099
P Porches, Patios, Decks	DECK Wood deck	80	2,119
L Living Area	BSMT Basement addition	555	10,228
L Living Area	FRFF Frame first floor	555	63,537
L Living Area	AIR Air conditioning	555	1,687
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	DECK Wood deck	210	5,563

Total additions 149,789

