

Property at 00009 BRUCE LANE

Prop ID 1540009

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Administrative Information

Owner name: MURRAY JOHN T JR
 Second name:
 Address: 9 BRUCE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1540009 Neigh.: Zone: R40 Vol: 672 Page: 465

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Apr-2014
Resident Land	.92	105,000				Sale price: 540,000
Resident Dwelling	1.00	310,800				Sale valid:
Resident Outbldg	2.00	5,670				Values
Resident Excess	.33	1,730				Mkt value :
						Cost value: 604,571
Summary			Utilities		Sales ratios	
Total assessments	423,200		Water	Connecticut	Cost/sale :	1.1196
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	423,200		Gas	None	Assmt/sale:	.7837

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	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	22
Floors	05	W/W over sub-flo	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	2
Grade	43	B+	Addtn'l fixtures	3
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good	Actual Year Built: 1979	
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,590	379,520
Basement	Full				
Heating	Yes	A/C Yes			10,850
Plumbing	2 F/B	2 H/B	3 Add'l fix.	Wh/p	13,500
Attic	None		Attic size:		
Additions					70,297
Other Features		WB Stks	RR		31,811
Sub-Total					505,978
Grade	B+	Factor 1.3500			683,070
CDU		C&D Factor 1.00			683,070
Depreciation		35 %			443,996
		Computed cost value @ 70%			310,797

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	BSMT Basement addition	210	3,870
L Living Area	AIR Air conditioning	210	638
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	OVER Frame Overhang	52	4,762
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
Total additions			70,297

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
WDK Wood Deck	20	30	610	25.30		D	12,038	50	6,000
RS1 Frame	10	14	140	30.00	2021	C	4,200	50	2,100
Utility Shed									
Value at 70%	5,670		Value at 100%		8,100				

