

Property at 00015 BRUCE LANE

Prop ID 1540015

Printed 05-Feb-2024 1:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: O'DONNELL JANET H TRUSTEE
 Second name:
 Address: 15 BRUCE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1540015 Neigh.: Zone: R40 Vol: 709 Page: 406

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Jun-2005
Resident Land	.92	105,000				Sale price: 694,000
Resident Dwelling	1.00	406,260				Sale valid:
Resident Outbldg	1.00	20,720				Values
						Mkt value :
Resident Excess	.19	1,000				Cost value: 761,400
Summary			Utilities		Sales ratios	
Total assessments		532,980	Water	Connecticut	Cost/sale :	1.0971
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		532,980	Gas	None	Assmt/sale:	.7680

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	.190	7,500	1,425			1,425	998
Residual		8,276						
1.110 acres		Total land value		151,425		105,998		

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	02	Cape			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles	Story Height 1.5		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf 476
Fuel	01	Oil	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	3	Rec Room Size 1,500
Grade	40	B	Whirlpools	1	Living area 4,253
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	99	None	M/F stacks		
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1978		

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,014	403,130
Basement	Full				
Heating	Yes	A/C Yes			11,500
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 21,000
Attic	None		Attic size:		
Additions					218,103
Other Features	Mason Trim	WB Stks	RR		54,905
Sub-Total					708,638
Grade	B	Factor 1.2600			892,884
CDU		C&D Factor 1.00			892,884
Depreciation		35 %			580,375
Computed cost value @ 70%					406,263

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	888	39,784
P Porches, Patios, Decks	DECK Wood deck	494	13,086
L Living Area	FRFF Frame first floor	276	31,597
L Living Area	BSMT Basement addition	276	5,086
L Living Area	AIR Air conditioning	276	839
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	BSMT Basement addition	288	5,307
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	AIR Air conditioning	108	328
L Living Area	BSMT Basement addition	108	1,990
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	542	62,049
L Living Area	AIR Air conditioning	542	1,648

Total additions 218,103

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%		20,720		Value at 100%		29,600			

