

Property at 00016 BRUCE LANE

Prop ID 1540016

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

Administrative Information

Owner name: AYAD KHALED M AND
 Second name: DEABES NASHWA N
 Address: 16 BRUCE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1540016 Neigh.: Zone: R40 Vol: 760 Page: 807

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jun-2021
Resident Land	.92	105,000				Sale price: 490,000
Resident Dwelling	1.00	364,360				Sale valid:
					Values	
Resident Excess	.02	110			Mkt value :	
					Cost value:	670,671
Summary			Utilities		Sales ratios	
Total assessments	469,470		Water	Connecticut	Cost/sale :	1.3687
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	469,470		Gas	None	Assmt/sale:	.9581

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	.020	7,500	150		150	105
Residual	871						
				.940 acres	Total land value	150,150	105,105

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	1,312	283,580	
Basement	Full				
Heating	Yes	A/C Yes		8,130	
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,500
Additions					197,023
Other Features		WB Stks			41,035
Sub-Total					552,268
Grade	A-	Factor 1.4500			800,789
CDU		C&D Factor 1.00			800,789
Depreciation		35 %			520,513
				Computed cost value @ 70%	364,359

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
P Porches, Patios, Decks	DECK Wood deck	338	8,954
P Porches, Patios, Decks	DECK Wood deck	80	2,119
L Living Area	BSMT Basement addition	1,036	19,091
L Living Area	FRFF Frame first floor	1,036	118,602
L Living Area	AIR Air conditioning	1,036	3,149
L Living Area	OVER Frame Overhang	56	5,129
L Living Area	AIR Air conditioning	56	170
Total additions			197,023

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	1,036
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,332
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1978				

