

Property at 00101 AYRSHIRE LANE

Prop ID 1230101

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Administrative Information

Owner name: FARAMARZI NEGAR &
 Second name: TAMAYOL ALI
 Address: 101 AYRSHIRE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 1230101 Neigh.: Zone: RU2A Vol: 784 Page: 919

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-May-2023
Resident Land	2.00	122,500				Sale price: 727,007
Resident Dwelling	1.00	300,300				Sale valid:
					Values	
Resident Excess	.09	470			Mkt value :	
					Cost value:	604,671
Summary			Utilities		Sales ratios	
Total assessments		423,270	Water	Well	Cost/sale :	.8317
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		423,270	Gas	CNG	Assmt/sale:	.5822

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	.090	7,500	675			675	473
Residual		3,920						
		2.090 acres	Total land value				175,675	122,973

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
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	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	550
Interior Cond	05	Good	Living area	3,211
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1980	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				742	213,910
Basement	Full						
Heating	Yes	A/C Yes					6,180
Plumbing	2 F/B	2 H/B	1 Add'l fix.	Wh/p	Saunas		12,500
Attic	None			Attic size:			
Additions							226,016
Other Features		WB Stks	M Stks	RR			30,284
Sub-Total							488,890
Grade	B+			Factor 1.3500			660,002
CDU				C&D Factor 1.00			660,002
Depreciation				35 %			429,001
						Computed cost value @ 70%	300,301

Building additions

Category	Type		Area	Value
L Living Area	FRFF Frame first floor		220	25,186
P Porches, Patios, Decks	DECK Wood deck		596	15,788
L Living Area	OVER Frame Overhang		40	3,663
L Living Area	AIR Air conditioning		40	122
G Garages	FR Attached frame LE 65		504	22,378
L Living Area	FRUF Frame upper full		504	42,200
L Living Area	AIR Air conditioning		504	1,532
L Living Area	FRFF Frame first floor		352	40,297
L Living Area	BSMT Basement addition		352	6,487
L Living Area	AIR Air conditioning		352	1,070
P Porches, Patios, Decks	FOFF Frame open first flo		12	731
L Living Area	FRUF Frame upper full		12	1,005
L Living Area	AIR Air conditioning		12	36
L Living Area	FRFF Frame first floor		455	52,089
L Living Area	BSMT Basement addition		455	8,385
L Living Area	AIR Air conditioning		455	1,383
L Living Area	OVER Frame Overhang		24	2,198
L Living Area	OVER Frame Overhang		8	733
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Total additions				226,016

