

Property at 00021 AYRSHIRE LANE

Prop ID 1230021

Printed 05-Feb-2024 12:16 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LINCOLN KYLE
 Second name:
 Address: 21 AYRSHIRE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 1230021 Neigh.: Zone: RU2A Vol: 114 Page: 0334

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Sep-1979
Resident Land	2.00	122,500				Sale price: 190,000
Resident Outbldg	2.00	11,760				Sale valid:
Resident Dwelling	1.00	337,260				Values
						Mkt value :
Resident Excess	1.50	7,880				Cost value: 684,857
Summary			Utilities		Sales ratios	
Total assessments		479,400	Water	Well	Cost/sale :	3.6045
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		479,400	Gas	None	Assmt/sale:	2.5232

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	1.500	7,500	11,250			11,250	7,875
Residual		65,340						
		3.500 acres		Total land value			186,250	130,375

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	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	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	3,326
Exterior Cond	05	Good	Living area	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,576	328,540
Basement	Full				
Heating	Yes	A/C Yes			9,390
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	13,500
Attic	None		Attic size:		
Additions					190,874
Other Features		WB Stks			6,750
Sub-Total					549,054
Grade	B+	Factor 1.3500			741,223
CDU		C&D Factor 1.00			741,223
Depreciation		35 %			481,795
Computed cost value @ 70%					337,257

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FEFF Frame enclosed first	273	26,034
L Living Area	FRFF Frame first floor	269	30,795
P Porches, Patios, Decks	BPAT Brick/flagstone pati	165	3,763
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
P Porches, Patios, Decks	FEFF Frame enclosed first	714	68,088
L Living Area	AIR Air conditioning	269	818
L Living Area	AIR Air conditioning	264	803
L Living Area	AIR Air conditioning	714	2,171
Total additions			190,874

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		D	1,872	50	900
Utility Shed									
IP1 Indoor pool	12	24	288	110.5		C	31,838	50	15,900
Value at 70%		11,760	Value at 100%		16,800				

