

Property at 00028 AYRSHIRE LANE

Prop ID 1230028

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

Administrative Information

Owner name: DAOUD LILI J & IBRAHIM M
 Second name:
 Address: 28 AYRSHIRE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 1230028 Neigh.: Zone: R30 Vol: 751 Page: 488

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Outbldg	1.00	2,590
Resident Dwelling	1.00	566,430

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Sep-1996
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 1,004,543

Summary

Total assessments	703,180	
Total exemptions		
Net assessment	703,180	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	2.220	7,500	16,650			16,650	11,655
Residual		96,703						

4.220 acres

Total land value

191,650

134,155

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	04	Fully finished w	Half Baths	1
Grade	43	B+	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	03	Partial > half	M/F stacks	2
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		
Exterior Cond	05	Good	Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	519,350
Basement	Partial > half		2,306	-2,260
Heating	Yes	A/C Yes		14,790
Plumbing	4 F/B	1 H/B	3 Add'l fix.	22,500
Attic	Fully finished w/WH	1 Wh/p	Saunas	18,900
Additions		Attic size: 384		246,448
Other Features		WB Stks M Stks RR		36,558

Sub-Total			856,286
Grade	B+	Factor 1.3500	1,155,986
CDU		C&D Factor 1.00	1,155,986
Depreciation		30 %	809,190
		Computed cost value @ 70%	566,433

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	AIR Air conditioning	108	328
P Porches, Patios, Decks	FOFF Frame open first flo	136	8,286
G Garages	FRL Attached frame GT 65	942	42,203
G Garages	FSF Full-story fin o/gar	942	63,099
L Living Area	AIR Air conditioning	942	2,864
L Living Area	FRFF Frame first floor	366	41,900
L Living Area	AIR Air conditioning	366	1,113
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	DECK Wood deck	252	6,675
P Porches, Patios, Decks	DECK Wood deck	276	7,311
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946

Total additions 246,448

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	11	18	198	30.00		B	7,484	50	3,700
Utility Shed									
Value at 70%			2,590				Value at 100%		3,700

