

Property at 00031 AYRSHIRE LANE

Prop ID 1230031

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

Administrative Information

Owner name: BEZNOSOV OLEG & YELENA
 Second name:
 Address: 31 AYRSHIRE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
 Lot: 1230031 Neigh.: Zone: RU2A Vol: 689 Page: 1244

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-2002
Resident Land	2.00	122,500			Sale price: 600,000
Resident Outbldg	5.00	60,480			Sale valid:
Resident Dwelling	1.00	411,080			

Values

Resident Excess	1.89	9,920			Mkt value :
					Cost value: 862,829

Summary

Total assessments	603,980	Water Well	Cost/sale : 1.4380
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	603,980	Gas None	Assmt/sale: 1.0066

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	1.890	7,500	14,175		14,175	9,923
Residual		82,328					

3.890 acres Total land value 189,175 132,423

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	4
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	
Grade	50	A	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	1,635	407,250
Basement	Full				
Heating	Yes	A/C Yes			11,100
Plumbing	4 F/B	2 H/B	Add'l fix.	1 Wh/p	24,500
Attic	None		Attic size:		
Additions					113,473
Other Features		WB Stks	RR		26,569
Sub-Total					582,892
Grade	A	Factor 1.5500			903,483
CDU		C&D Factor 1.00			903,483
Depreciation		35 %			587,264
Computed cost value @ 70%					411,085

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	136	8,286
L Living Area	MAFF Masonry first floor	96	11,393
L Living Area	BSMT Basement addition	96	1,769
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946
L Living Area	MAFF Masonry first floor	120	14,241
L Living Area	MAUF Masonry upper full	120	10,731
L Living Area	MAFF Masonry first floor	100	11,867
L Living Area	MAUF Masonry upper full	204	18,244
G Garages	MA Attached masonry LE	506	23,101
L Living Area	MAFF Masonry first floor	8	949
L Living Area	AIR Air conditioning	96	292
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	100	304
L Living Area	AIR Air conditioning	204	620

Total additions 113,473

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
RS1 Frame	14	10	140	30.00		C	4,200	50	2,100
Utility Shed									
RP5 Pool w/ Gunite	20	40	800	110.5		C	88,440	50	44,200
TC1 Asphalt				1	35,00	C	35,000	50	17,500
Tennis court									
Value at 70%			45,710					Value at 100%	65,300

