

Property at 00041 AYRSHIRE LANE

Prop ID 1230041

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Administrative Information

Owner name: KIJANKA JILL W & KEVIN M
 Second name:
 Address: 41 AYRSHIRE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
 Lot: 1230041 Neigh.: Zone: RU2A Vol: 508 Page: 505

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Oct-2004
Resident Land	2.00	122,500			Sale price: 360,000
Resident Dwelling	1.00	215,030			Sale valid: Y
Resident Outbldg	2.00	13,860			

Values

Resident Excess	.04	210	Mkt value :	
			Cost value:	502,286

Summary

Total assessments	351,600	Water Well	Cost/sale :	1.3952
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	351,600	Gas None	Assmt/sale:	.9767

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	.040	7,500	300		300	210
Residual		1,742					

2.040 acres Total land value 175,300 122,710

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 3
Heating System	01	Hot Water	Family Rooms 1
Fuel	07	Propane Gas	Full Baths 2
Attic	99	None	Half Baths 1
Grade	40	B	Finish bsmt sz
Garage	22	Attached 2 car	Rec Room Size
Area Over Gar.	99	None	Living area 2,056
Basement	01	Full	# Living Units
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1964

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area 1,776	286,160
Basement	Full			
Heating	Yes	A/C Yes		8,010
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p Saunas	8,500
Attic	None	Attic size:		
Additions				65,660
Other Features	WB Stks			6,750
Sub-Total				375,080
Grade	B	Factor 1.2600		472,601
CDU		C&D Factor 1.00		472,601
Depreciation		35 %		307,191
		Computed cost value @ 70%		215,034

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	280	33,228
G Garages	MA Attached masonry LE	576	25,832
P Porches, Patios, Decks	FOFF Frame open first flo	14	853
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 65,660

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	7	8	56	30.00		C	1,680	50	800
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%			13,860				Value at 100%		19,800

