

Property at 00058 AYRSHIRE LANE

Prop ID 1230058

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Administrative Information

Owner name: ROOZEN SUZANNE E AND
 Second name: DAVID A TRUSTEES
 Address: 58 AYRSHIRE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
 Lot: 1230058 Neigh.: Zone: RU2A Vol: 702 Page: 316

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	306,250
Resident Outbldg	1.00	560

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Oct-2003
 Sale price: 470,000
 Sale valid:

Values

Mkt value :
 Cost value: 614,657

Summary

Total assessments	430,260	
Total exemptions		
Net assessment	430,260	

Utilities

	Water	Well
	Sewer	Septic
	Gas	None

Sales ratios

Cost/sale : 1.3078
 Mkt/sale :
 Assmt/sale: .9154

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	.180	7,500	1,350			1,350	945
Residual		7,841						

2.180 acres

Total land value

176,350

123,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1964

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,153	329,820
Basement	Full				
Heating	Yes	A/C Yes			9,410
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:			
Additions					102,423
Other Features		WB Stks			39,931
Sub-Total					498,584
Grade	B+	Factor 1.3500			673,088
CDU		C&D Factor 1.00			673,088
Depreciation		35 %			437,507
		Computed cost value @ 70%			306,255

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	573	25,070
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	AIR Air conditioning	312	948
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	535	14,172
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	16	49

Total additions 102,423

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	9	54	30.00		C	1,620	50	800
Utility Shed			1						
Value at 70%			560				Value at 100%		800

