

Property at 00061 AYRSHIRE LANE

Prop ID 1230061

Printed 05-Feb-2024 12:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NESTA DENNIS J & OLGA
Second name:
Address: 61 AYRSHIRE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
Lot: 1230061 Neigh.: Zone: RU2A Vol: 762 Page: 532

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	397,430

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jul-2021
Sale price: 738,675
Sale valid:

Values

Resident Excess	.14	740	
Mkt value :			
Cost value:		743,814	

Summary

Total assessments	520,670	
Total exemptions		
Net assessment	520,670	

Utilities

Water	Well	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.0070
Mkt/sale :
Assmt/sale: .7049

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	.140	7,500	1,050			1,050	735
Residual		6,098						

2.140 acres

Total land value

176,050

123,235

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,456	353,350
Basement	Full with walk					
Heating	Yes	A/C Yes				10,110
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	22,000
Attic	None			Attic size:		
Additions						120,818
Other Features	Mason Trim	WB Stks	RR			53,090

Sub-Total						559,368
Grade	A-		Factor 1.4500			811,084
CDU			C&D Factor 1.00			811,084
Depreciation			30 %			567,759
			Computed cost value @ 70%			397,431

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame	GT 65	752	33,691
G Garages	FSF Full-story fin	o/gar	500	33,492
L Living Area	AIR Air conditioning		500	1,520
L Living Area	BSMT Basement addition		330	6,081
L Living Area	FRFF Frame first floor		330	37,779
L Living Area	AIR Air conditioning		330	1,003
P Porches, Patios, Decks	BPAT Brick/flagstone pati		318	7,252

Total additions 120,818

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	504
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	870
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,742
			# Living Units	
			M/F stacks	
			W/B stacks	3
			W/B openings	4
			Actual Year Built: 1996	

