

Property at 00064 AYRSHIRE LANE

Prop ID 1230064

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Administrative Information

Owner name: PILPEL EDWARD D AND
 Second name: RUDITE E
 Address: 64 AYRSHIRE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
 Lot: 1230064 Neigh.: Zone: RU2A Vol: 103 Page: 0353

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	2.00	122,500			Sale date: 01-May-1978
Resident Dwelling	1.00	324,180			Sale price: 27,500
Resident Outbldg	1.00	24,150			Sale valid:
					Values
Resident Excess	.19	1,000			Mkt value :
					Cost value: 674,043

Summary

Total assessments	471,830	Utilities		Sales ratios
Total exemptions		Water Well		Cost/sale : 24.5107
Net assessment	471,830	Sewer Septic		Mkt/sale :
		Gas None		Assmt/sale: 17.1575

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	.190	7,500	1,425		1,425	998
Residual		8,276					
2.190 acres				Total land value		176,425	123,498

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	05	Stucco	
Roof Material	01	Asphalt Shingles	Story Height 2.0
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 4
Heating System	02	Forced Hot Air	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Half Baths 1
Grade	40	B	Masonry trim sf
Garage	12	Basement 2 car	Finish bsmt sz
Area Over Gar.	99	None	Rec Room Size
Basement	01	Full	Whirlpools
Bsmt Fin Qual	01	Unfinished	Living area 4,338
Air Condition	01	Central Air	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	
Actual Year Built: 1984			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,408	343,970
Basement	Full				
Heating	Yes	A/C Yes			9,850
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					184,638
Other Features		WB Stks		Bsmt Gar	18,500
Sub-Total					565,458
Grade	B	Factor 1.2600			712,477
CDU		C&D Factor 1.00			712,477
Depreciation		35 %			463,110
Computed cost value @ 70%					324,177

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	761	87,120
L Living Area	FRUF Frame upper full	761	63,719
L Living Area	BSMT Basement addition	761	14,024
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	AIR Air conditioning	761	2,313
L Living Area	AIR Air conditioning	761	2,313
P Porches, Patios, Decks	BPAT Brick/flagstone pati	504	11,493
Total additions			184,638

Outbuilding Information

Description	Wid Len	Area	Rate Year Cnd	RCN	Depr	Value
RG1 Frame or Con		980	55.95 2020 B	69,087	50	34,500
Block Detach Garage						
Value at 70%	24,150			Value at 100%		34,500

