

Property at 00071 AYRSHIRE LANE

Prop ID 1230071

Printed 09-Jan-2026 12:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AMER HOUSSAM AND
 Second name: SEESI SAHAR AL
 Address: 71 AYRSHIRE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
 Lot: 1230071 Neigh.: Zone: RU2A Vol: 799 Page: 1296

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	699,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Aug-2024
 Sale price: 210,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 1,175,000

Summary

Total assessments	822,500	
Total exemptions		
Net assessment	822,500	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 5.5952
 Mkt/sale :
 Assmt/sale: 3.9167

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	.110	7,500	825			825	578
Residual		4,792						
2.110 acres				Total land value			175,825	123,078

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,716	404,120
Basement	Full			
Heating	Yes	A/C Yes		11,550
Plumbing	5 F/B	1 H/B 2 Add'l fix.	Wh/p	24,500
Attic	None	Attic size:		
Additions				176,400
Other Features		M Stks RR		28,061

Sub-Total		644,631
Grade A	Factor 1.5500	999,178
CDU	C&D Factor 1.00	999,178
Depreciation	%	999,178
	Computed cost value @ 70%	699,425

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	936	41,935
G Garages	FSF Full-story fin o/gar	456	30,545
L Living Area	AIR Air conditioning	456	1,386
L Living Area	FRFF Frame first floor	414	47,395
L Living Area	AIR Air conditioning	414	1,259
L Living Area	FRUF Frame upper full	224	18,756
L Living Area	AIR Air conditioning	224	681
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	FOFF Frame open first flo	91	5,544
P Porches, Patios, Decks	BPAT Brick/flagstone pati	855	19,497

Total additions 176,400

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 5 Masonry trim sf
Fuel	07	Propane Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size 1,000
Grade	50	A	Whirlpools Living area 4,606
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2024

