

Property at 00155 AYRSHIRE LANE

Prop ID 1230155

Printed 05-Jun-2025 8:36 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: LEOPOLD MAX S &  
 Second name: SANSONE GRACE F  
 Address: 155 AYRSHIRE LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 015 Clerk map:  
 Lot: 1230155 Neigh.: Zone: RU2A Vol: 803 Page: 442

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 122,500 |
| Resident Dwelling | 1.00 | 353,010 |
| Resident Outbldg  | 2.00 | 13,090  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 16-May-2025  
 Sale price: 877,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 701,971

## Summary

| Total assessments | 491,380 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 491,380 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | CNG    |

## Sales ratios

Cost/sale : .8004  
 Mkt/sale :  
 Assmt/sale: .5603

## 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  | 1.060      | 7,500   | 7,950   | .50  |      | 3,975   | 2,783     |
| Residual 46,174     |     |            |         |         |      |      |         |           |

3.060 acres

Total land value

178,975

125,283

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 06   | Contemporary     |             |  |
| Exterior Walls | 01   | Clapboards       |             |  |
| 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 | 01   | Hot Water        |             |  |
| Fuel           | 02   | Natural Gas      |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 40   | B                |             |  |
| Garage         | 13   | Basement 3 car   |             |  |
| Area Over Gar. | 01   | Fully Finished   |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 01   | Unfinished       |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

Actual Year Built: 1983

## Building Valuation Summary

|                           |       |                 |              |          |               |
|---------------------------|-------|-----------------|--------------|----------|---------------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 860      | 236,950       |
| Basement                  | Full  |                 |              |          |               |
| Heating                   | Yes   | A/C Yes         |              |          | 6,830         |
| Plumbing                  | 2 F/B | 1 H/B           | 3 Add'l fix. | 1 Wh/p   | Saunas 12,500 |
| Attic                     | None  |                 | Attic size:  |          |               |
| Additions                 |       |                 |              |          | 336,968       |
| Other Features            |       | WB Stks         |              | Bsmt Gar | 22,500        |
| Sub-Total                 |       |                 |              |          | 615,748       |
| Grade                     | B     | Factor 1.2600   |              |          | 775,842       |
| CDU                       |       | C&D Factor 1.00 |              |          | 775,842       |
| Depreciation              |       | 35 %            |              |          | 504,297       |
| Computed cost value @ 70% |       |                 |              |          | 353,008       |

## Building additions

| Category                 | Type                      | Area  | Value   |
|--------------------------|---------------------------|-------|---------|
| L Living Area            | FRFF Frame first floor    | 1,089 | 124,670 |
| L Living Area            | BSMT Basement addition    | 1,089 | 20,068  |
| G Garages                | FR Attached frame LE 65   | 190   | 10,126  |
| L Living Area            | FRFF Frame first floor    | 650   | 74,413  |
| L Living Area            | FRUF Frame upper full     | 650   | 54,425  |
| L Living Area            | BSMT Basement addition    | 650   | 11,978  |
| L Living Area            | AIR Air conditioning      | 2,485 | 7,554   |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 204   | 19,454  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 54    | 3,290   |
| L Living Area            | FRFF Frame first floor    | 96    | 10,990  |

Total additions 336,968

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year   | Cnd           | RCN    | Depr | Value  |
|--------------|-----|-----|------|-------|--------|---------------|--------|------|--------|
| TC1 Asphalt  |     |     | 1    | 35,00 | 1983   | C             | 35,000 | 50   | 17,500 |
| Tennis court |     |     |      |       |        |               |        |      |        |
| RS1 Frame    | 8   | 10  | 80   | 30.00 |        | C             | 2,400  | 50   | 1,200  |
| Utility Shed |     |     |      |       |        |               |        |      |        |
| Value at 70% |     |     |      |       | 13,090 | Value at 100% |        |      | 18,700 |

