

Property at 00042 SOMERSET DRIVE

Prop ID 4000042

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Administrative Information

Owner name: RICHMOND CHARLES M &
 Second name: MEGAN G
 Address: 42 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000042 Neigh.: Zone: R40 Vol: 503 Page: 1253

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Jul-2004
Resident Land	.92	105,000			Sale price: 370,000
Resident Dwelling	1.00	142,300			Sale valid: Y
Resident Excess	.16	840			Values
				Mkt value :	
				Cost value:	354,490
Summary		Utilities		Sales ratios	
Total assessments	248,140	Water	Avon	Cost/sale :	.9581
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	248,140	Gas	CNG	Assmt/sale:	.6706

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.160	7,500	1,200		1,200	840
Residual		6,970					
		1.080 acres		Total land value		151,200	105,840

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
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	07	Hardwood/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	272
Interior Cond	05	Good	Living area	2,210
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	2
			W/B stacks	
			W/B openings	
Actual Year Built: 1981				

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	874	177,820	
Basement	Full				
Heating	Yes	A/C Yes		5,390	
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None				6,500
		Attic size:			
Additions					61,800
Other Features		M Stks	Unfin	3,500	15,810
Sub-Total					267,320
Grade	B-	Factor	1.1700		312,760
CDU		C&D Factor	1.00		312,760
Depreciation			35 %		203,290
				Computed cost value @ 70%	142,300

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	272	22,000
L Living Area	BSMT Basement addition	272	3,500
L Living Area	FRUF Frame upper full	60	3,500
P Porches, Patios, Decks	FOFF Frame open first flo	60	2,600
L Living Area	OVER Frame Overhang	20	1,300
P Porches, Patios, Decks	FOFF Frame open first flo	168	7,200
P Porches, Patios, Decks	DECK Wood deck	220	4,100
L Living Area	FRFF Frame first floor	54	4,400
L Living Area	BSMT Basement addition	54	700
L Living Area	OVER Frame Overhang	24	1,600
L Living Area	OVER Frame Overhang	20	1,300
G Garages	FR Attached frame LE 65	192	7,900
L Living Area	OVER Frame Overhang	12	800
L Living Area	AIR Air conditioning	54	100
L Living Area	AIR Air conditioning	24	100
L Living Area	AIR Air conditioning	272	600
L Living Area	AIR Air conditioning	60	100
Total additions			61,800

