

Property at 00095 SOMERSET DRIVE

Prop ID 4000095

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Administrative Information

Owner name: OCONNELL SUSAN C
 Second name:
 Address: 95 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
 Lot: 4000095 Neigh.: Zone: R40 Vol: 469 Page: 856

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Feb-2002
Resident Land	.92	122,500			Sale price: 710,000
Resident Excess	.03	170			Sale valid:
Resident Dwelling	1.00	462,950			Values
Resident Outbldg	1.00	1,120			Mkt value :
					Cost value: 838,200
Summary		Utilities		Sales ratios	
Total assessments		586,740	Water Avon	Cost/sale :	1.1806
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		586,740	Gas CNG	Assmt/sale:	.8264

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000			175,000	122,500
Primary Site		40,075					
RES	12	.032	7,500			240	170
Residual		1,394					
		.9520 acres		Total land value		175,240	122,670

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		Unknown		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	53	A+	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 2001	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,712	285,320	
Basement	Full				
Heating	Yes	A/C Yes		8,650	
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas 20,100
Attic	None			Attic size:	
Additions					80,900
Other Features	WB Stks		Unfin 3,500		21,890
Sub-Total					416,860
Grade	A+	Factor 1.6700			696,160
CDU		C&D Factor 1.00			696,160
Depreciation		5 %			661,350
Computed cost value @ 70%					462,950

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	874	27,600
G Garages	FSF Full-story fin o/gar	408	19,300
L Living Area	AIR Air conditioning	408	900
P Porches, Patios, Decks	FOFF Frame open first flo	60	2,600
L Living Area	BSMT Basement addition	210	2,700
L Living Area	FRFF Frame first floor	210	17,000
L Living Area	AIR Air conditioning	210	500
L Living Area	FRUF Frame upper full	168	9,900
L Living Area	AIR Air conditioning	168	400
Total additions			80,900

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	20.00	2010	C	3,200	50	1,600
Utility Shed									
Value at 70%		1,120		Value at 100%		1,600			

