

Property at 00107 SOMERSET DRIVE

Prop ID 4000107

Printed 07-Feb-2024 2:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DORAZIO MATTHEW & ANI
 Second name:
 Address: 107 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
 Lot: 4000107 Neigh.: Zone: R40 Vol: 779 Page: 1284

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	452,500
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Oct-2022
 Sale price: 799,900
 Sale valid:

Values

Mkt value :
 Cost value: 813,529

Summary

Total assessments	569,470
Total exemptions	
Net assessment	569,470

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0170
 Mkt/sale :
 Assmt/sale: .7119

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						

.920 acres Total land value 165,000 115,500

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 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	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Living area	4,080
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,600	381,470
Basement	Full				
Heating	Yes	A/C Yes			10,910
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	22,500
Attic	None	Attic size:			
Additions					110,135
Other Features		WB Stks M Stks RR			31,052
Sub-Total					556,067
Grade	A	Factor 1.5500			861,904
CDU		C&D Factor 1.00			861,904
Depreciation		25 %			646,428
Computed cost value @ 70%					452,500

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	836	37,454
G Garages	FSF Full-story fin o/gar	836	55,999
L Living Area	AIR Air conditioning	836	2,541
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	BSMT Basement addition	44	811
L Living Area	AIR Air conditioning	44	134
P Porches, Patios, Decks	DECK Wood deck	308	8,159

Total additions 110,135

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2001	C	4,200	50	2,100
Utility Shed									
Value at 70%					1,470	Value at 100%			
						2,100			

