

Property at 00003 SOMERSET DRIVE

Prop ID 4000003

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Administrative Information

Owner name: FRENKEL MIKHAIL Y AND
 Second name: DIOGO ANTONIA C M
 Address: 3 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000003 Neigh.: Zone: R40 Vol: 616 Page: 912

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Nov-2010	
Resident Land	.92	115,500			Sale price: 478,000	
Resident Dwelling	1.00	283,860			Sale valid:	
Resident Outbldg	1.00	2,520			Values	
					Mkt value :	
Resident Excess	.06	320			Cost value: 574,571	
Summary			Utilities		Sales ratios	
Total assessments		402,200	Water	Connecticut	Cost/sale : 1.2020	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		402,200	Gas	CNG	Assmt/sale: .8414	

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					
RES	12	.060	7,500	450		450	315
Residual		2,614					
		.980 acres	Total land value			165,450	115,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	1
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,066	277,180
Basement	Full				
Heating	Yes	A/C Yes			7,970
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 12,500
Attic	None	Attic size:			
Additions					181,343
Other Features		WB Stks	RR		16,148
Sub-Total					495,141
Grade	B	Factor 1.2600			623,878
CDU		C&D Factor 1.00			623,878
Depreciation		35 %			405,521
Computed cost value @ 70%					283,865

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	FEFF Frame enclosed first	266	25,366
G Garages	FR Attached frame LE 65	294	14,184
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	FRUF Frame upper full	126	10,550
L Living Area	AIR Air conditioning	126	383
G Garages	FRL Attached frame GT 65	968	43,368
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	AIR Air conditioning	196	596
L Living Area	BSMT Basement addition	196	3,612
L Living Area	FRFF Frame first floor	9	1,030
L Living Area	OVER Frame Overhang	9	824
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRUF Frame upper full	224	18,756
L Living Area	AIR Air conditioning	448	1,362
Total additions			181,343

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2009	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520	Value at 100%			3,600		

