

Property at 00004 SOMERSET DRIVE

Prop ID 4000004

Printed 07-Feb-2024 2:11 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: CUTLER DANA R  
 Second name:  
 Address: 4 SOMERSET DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:  
 Lot: 2570038 Neigh.: Zone: R40 Vol: 629 Page: 1141

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 26-Aug-1996 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 115,500 |            |        | Sale price: 145,000    |
| Resident Dwelling | 1.00 | 244,870 |            |        | Sale valid:            |
| Resident Outbldg  | 3.00 | 53,340  |            |        |                        |

## Values

|                 |     |       |             |         |
|-----------------|-----|-------|-------------|---------|
| Resident Excess | .70 | 3,680 | Mkt value : |         |
|                 |     |       | Cost value: | 596,271 |

## Summary

|                   |         |              |             |        |
|-------------------|---------|--------------|-------------|--------|
| Total assessments | 417,390 | Water Well   | Cost/sale : | 4.1122 |
| Total exemptions  |         | Sewer Septic | Mkt/sale :  |        |
| Net assessment    | 417,390 | Gas CNG      | Assmt/sale: | 2.8786 |

## 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     | .700       | 7,500   | 5,250   |           | 5,250   | 3,675     |
| Residual     | 30,492 |            |         |         |           |         |           |

1.620 acres

Total land value

170,250

119,175

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 17   | Old style        |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 02   | Natural Gas      | Half Baths              |   |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 33   | Detached 3 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 1 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1927 |   |

## Building Valuation Summary

|                |       |                           |      |        |         |
|----------------|-------|---------------------------|------|--------|---------|
| Dwelling       | Frame | 1 story w/bsmt            | Area | 839    | 156,910 |
| Basement       | Full  |                           |      |        |         |
| Heating        | Yes   | A/C Yes                   |      |        | 4,530   |
| Plumbing       | 2 F/B | H/B Add'l fix.            | Wh/p | Saunas | 5,000   |
| Attic          | None  | Attic size:               |      |        |         |
| Additions      |       |                           |      |        | 253,928 |
| Other Features |       | WB Stks                   |      |        | 6,750   |
| Sub-Total      |       |                           |      |        | 427,118 |
| Grade          | B     | Factor 1.2600             |      |        | 538,169 |
| CDU            |       | C&D Factor 1.00           |      |        | 538,169 |
| Depreciation   |       | 35 %                      |      |        | 349,810 |
|                |       | Computed cost value @ 70% |      |        | 244,867 |

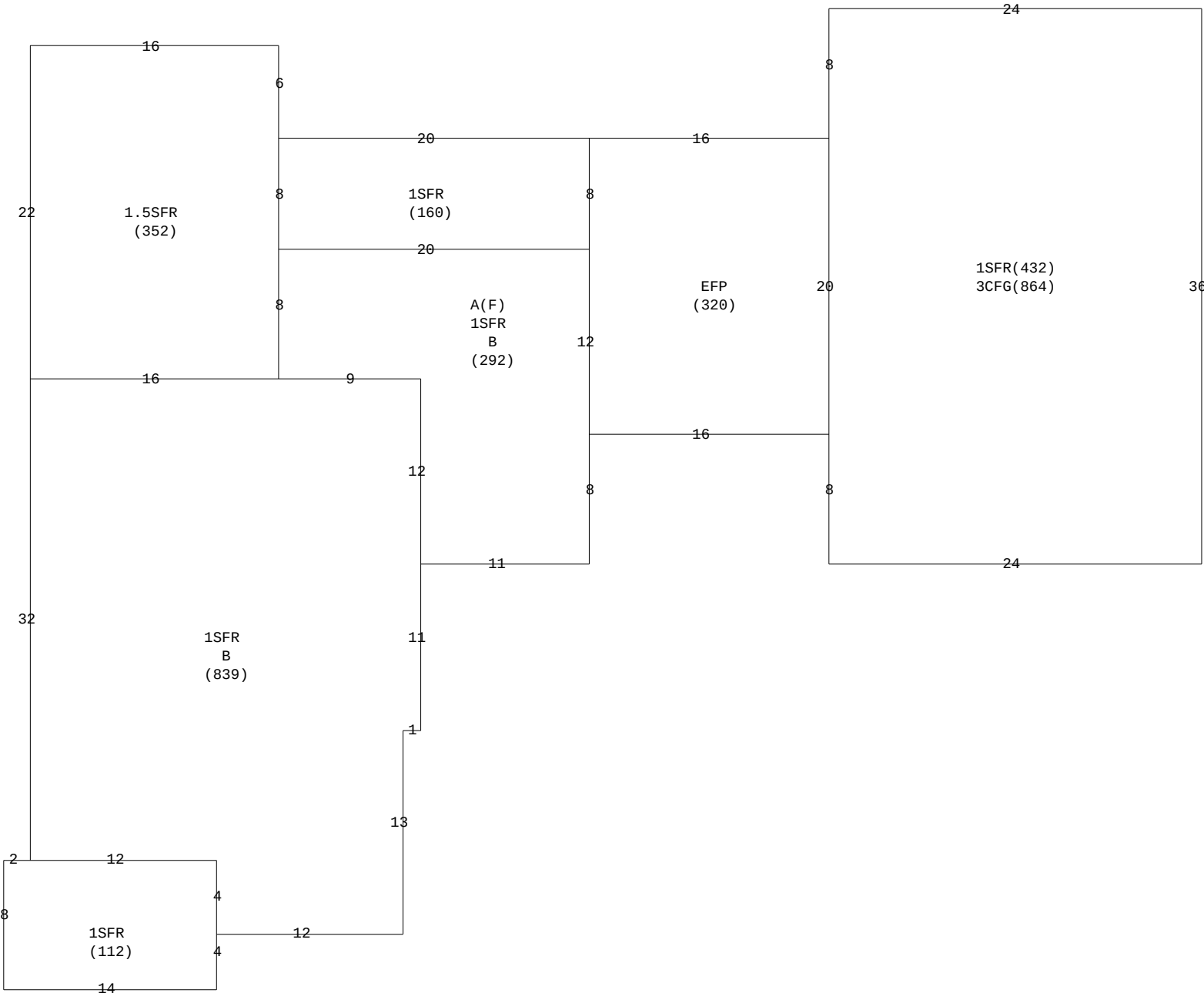
## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 864  | 38,709 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 320  | 30,516 |
| L Living Area            | FRFF Frame first floor    | 160  | 18,317 |
| L Living Area            | BSMT Basement addition    | 292  | 5,381  |
| L Living Area            | FRFF Frame first floor    | 292  | 33,428 |
| L Living Area            | FRUF Frame upper full     | 219  | 18,337 |
| L Living Area            | AIR Air conditioning      | 511  | 1,553  |
| L Living Area            | FRFF Frame first floor    | 352  | 40,297 |
| L Living Area            | FRUF Frame upper full     | 264  | 22,105 |
| L Living Area            | AIR Air conditioning      | 616  | 1,873  |
| L Living Area            | FRFF Frame first floor    | 112  | 12,822 |
| L Living Area            | AIR Air conditioning      | 112  | 340    |
| G Garages                | FSF Full-story fin o/gar  | 432  | 28,937 |
| L Living Area            | AIR Air conditioning      | 432  | 1,313  |

Total additions 253,928

## Outbuilding Information

| Description            | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|------------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RPH Res. Pool House    | 30  | 22  | 660    | 126.5 |      | C   | 83,523        | 50   | 41,800 |
| RP5 Pool w/ Gunite     | 15  | 40  | 600    | 110.5 | 2016 | C   | 66,330        | 50   | 33,200 |
| RS1 Frame Utility Shed | 8   | 10  | 80     | 30.00 | 2018 | C   | 2,400         | 50   | 1,200  |
| Value at 70%           |     |     | 53,340 |       |      |     | Value at 100% |      | 76,200 |



Formerly known as 38 Harris Road