

Property at 00009 SOMERSET DRIVE

Prop ID 4000009

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

Administrative Information

Owner name: LEONARD JANICE AND
 Second name: LEONARD KEVIN B
 Address: 9 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000009 Neigh.: Zone: R40 Vol: 674 Page: 1049

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	212,110
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Jun-2014
 Sale price: 475,000
 Sale valid:

Values

Mkt value :
 Cost value: 469,671

Summary

Total assessments	328,770
Total exemptions	
Net assessment	328,770

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9888
 Mkt/sale :
 Assmt/sale: .6921

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	04	Vinyl Siding			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	7	Garage cars 2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz
Attic	99	None	Addn'l fixtures		Rec Room Size 540
Grade	40	B	Whirlpools		Living area 2,083
Garage	22	Attached 2 car	Saunas		# Living Units
Area Over Gar.	99	None	M/F stacks	1	
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1982		

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	836
Basement	Full		232,270
Heating	Yes	A/C Yes	6,700
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p
Attic	None		Attic size: Saunas
Additions			99,228
Other Features		WB Stks M Stks RR	23,283
Sub-Total			369,981
Grade	B	Factor 1.2600	466,176
CDU		C&D Factor 1.00	466,176
Depreciation		35 %	303,014
Computed cost value @ 70%			212,110

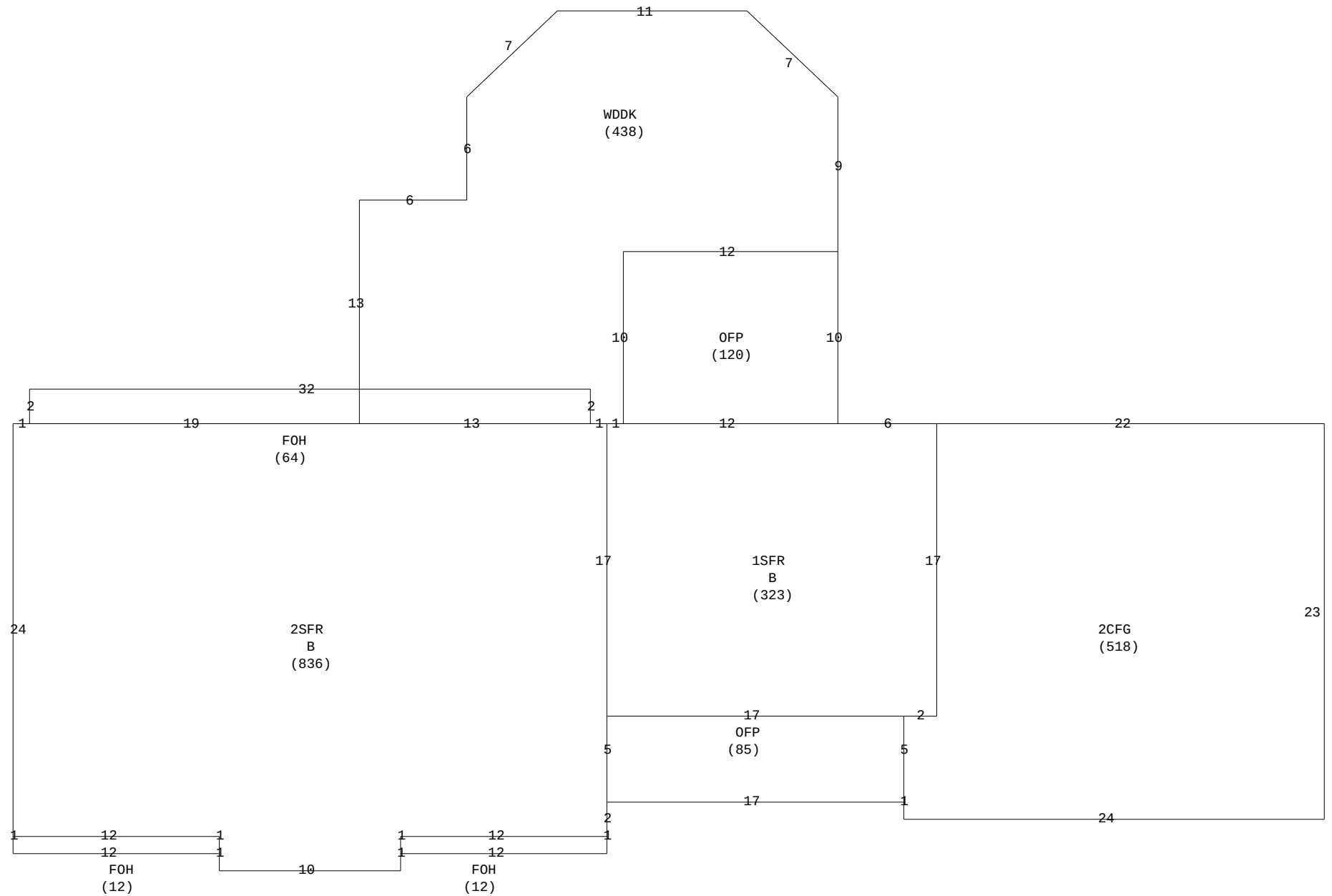
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	437	11,576
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179
G Garages	FR Attached frame LE 65	518	22,924
L Living Area	FRFF Frame first floor	323	36,977
L Living Area	BSMT Basement addition	323	5,952
L Living Area	OVER Frame Overhang	64	5,861
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	AIR Air conditioning	323	982
L Living Area	AIR Air conditioning	64	195
L Living Area	AIR Air conditioning	24	73

Total additions 99,228

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2010	C	2,400	50	1,200
Utility Shed									
Value at 70%		840	Value at 100%		1,200				



NAME CHG PERKINS TO JANICE LEONARD V776 P1013 07-06-22