

Property at 00010 SOMERSET DRIVE

Prop ID 4000010

Printed 07-Feb-2024 2:12 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: KLUKOWSKI ANDRZEJ AND  
 Second name: MARGARET  
 Address: 10 SOMERSET DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:  
 Lot: 4000010 Neigh.: Zone: R40 Vol: 137 Page: 0885

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 115,500 |
| Resident Dwelling | 1.00 | 230,940 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 01-Jul-1983  
 Sale price: 36,500  
 Sale valid:

## Values

Mkt value :  
 Cost value: 494,914

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 346,440 |
| Total exemptions  |         |
| Net assessment    | 346,440 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | CNG         |

## Sales ratios

Cost/sale : 13.5593  
 Mkt/sale :  
 Assmt/sale: 9.4915

## 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          | 06   | Contemporary     |             |  |
| Exterior Walls | 10   | Vertical Siding  |             |  |
| Roof Material  | 01   | Asphalt Shingles |             |  |
| Roof Type      | 01   | Gable            |             |  |
| Foundation     | 01   | Poured Concrete  |             |  |
| Interior Walls | 02   | Drywall          |             |  |
| Floors         | 07   | Hardwood/Carpet  |             |  |
| Heating System | 01   | Hot Water        |             |  |
| Fuel           | 02   | Natural Gas      |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 40   | B                |             |  |
| Garage         | 22   | Attached 2 car   |             |  |
| Area Over Gar. | 99   | None             |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 01   | Unfinished       |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

Actual Year Built: 1986

## Building Valuation Summary

|                |            |                |              |      |        |               |         |
|----------------|------------|----------------|--------------|------|--------|---------------|---------|
| Dwelling       | Frame      | 2 story w/bsmt |              |      |        | Area<br>1,094 | 282,650 |
| Basement       | Full       |                |              |      |        |               |         |
| Heating        | Yes        | A/C Yes        |              |      |        |               | 8,120   |
| Plumbing       | 2 F/B      | 1 H/B          | 1 Add'l fix. | Wh/p | Saunas |               | 9,000   |
| Attic          | None       | Attic size:    |              |      |        |               |         |
| Additions      |            |                |              |      |        |               | 93,055  |
| Other Features | Mason Trim | WB Stks        |              |      |        |               | 10,002  |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 402,827 |
| Grade        | B | Factor 1.2600             | 507,562 |
| CDU          |   | C&D Factor 1.00           | 507,562 |
| Depreciation |   | 35 %                      | 329,915 |
|              |   | Computed cost value @ 70% | 230,941 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck           | 40   | 1,060  |
| P Porches, Patios, Decks | DECK Wood deck           | 252  | 6,675  |
| L Living Area            | OVER Frame Overhang      | 74   | 6,777  |
| L Living Area            | OVER Frame Overhang      | 44   | 4,030  |
| L Living Area            | FRFF Frame first floor   | 288  | 32,971 |
| L Living Area            | BSMT Basement addition   | 288  | 5,307  |
| L Living Area            | FRFF Frame first floor   | 36   | 4,121  |
| L Living Area            | BSMT Basement addition   | 36   | 663    |
| G Garages                | FRL Attached frame GT 65 | 672  | 30,107 |
| L Living Area            | AIR Air conditioning     | 288  | 876    |
| L Living Area            | AIR Air conditioning     | 74   | 225    |
| L Living Area            | AIR Air conditioning     | 36   | 109    |
| L Living Area            | AIR Air conditioning     | 44   | 134    |

Total additions 93,055

Scale: 1" = 8.75 feet