

Property at 00015 SOMERSET DRIVE

Prop ID 4000015

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Administrative Information

Owner name: LUZZI STEVEN M
 Second name:
 Address: 15 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000015 Neigh.: Zone: R40 Vol: 680 Page: 714

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	197,470
Resident Outbldg	3.00	18,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Nov-2014
 Sale price: 300,000
 Sale valid: 1

Values

Mkt value :
 Cost value: 474,329

Summary

Total assessments	332,030	
Total exemptions		
Net assessment	332,030	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 1.5811
 Mkt/sale :
 Assmt/sale: 1.1068

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	.070	7,500	525			525	368
Residual		3,049						

.990 acres

Total land value

165,525

115,868

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	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	2,226
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	952	254,920
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					74,279
Other Features		WB Stks			6,750

Sub-Total					344,449
Grade	B	Factor 1.2600			434,006
CDU		C&D Factor 1.00			434,006
Depreciation		35 %			282,104
		Computed cost value @ 70%			197,473

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	288	32,971
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	34	3,114
G Garages	CRPT Open carport	336	5,696

Total additions 74,279

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2017	C	7,200	50	3,600
Utility Shed									
RS1 Frame	10	16	160	30.00	2014	C	4,800	50	2,400
Utility Shed									
RP4 Pool w/ Fiberglass	14	40	560	74.05	2018	C	41,468	50	20,700
Value at 70%			18,690				Value at 100%		26,700

