

Property at 00021 SOMERSET DRIVE

Prop ID 4000021

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

Administrative Information

Owner name: KRYSIAK ZBIGNIEW & MARTA
 Second name:
 Address: 21 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000021 Neigh.: Zone: R40 Vol: 699 Page: 1150

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jul-2016
Resident Land	.92	115,500				Sale price: 369,935
Resident Dwelling	1.00	228,760				Sale valid:
Resident Outbldg	2.00	3,780				Values
Resident Excess	.04	210				Mkt value :
						Cost value: 497,500
Summary			Utilities		Sales ratios	
Total assessments		348,250	Water	Connecticut	Cost/sale :	1.3448
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		348,250	Gas	CNG	Assmt/sale:	.9414

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	.040	7,500	300			300	210
Residual		1,742						
.960 acres			Total land value				165,300	115,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1981	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				843	233,630
Basement	Full						
Heating	Yes	A/C Yes					6,740
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		14,000
Attic	None			Attic size:			
Additions							165,601
Other Features		WB Stks	M Stks				9,750
Sub-Total							429,721
Grade	B-		Factor 1.1700				502,774
CDU			C&D Factor 1.00				502,774
Depreciation			35 %				326,803
Computed cost value @ 70%							228,762

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
L Living Area	OVER Frame Overhang	15	1,374
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	OVER Frame Overhang	68	6,228
L Living Area	AIR Air conditioning	68	207
L Living Area	AIR Air conditioning	308	936
L Living Area	FRUF Frame upper full	308	25,789
L Living Area	AIR Air conditioning	308	936
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	652	43,674
L Living Area	AIR Air conditioning	652	1,982
Total additions			165,601

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
RS1 Frame	12	20	240	30.00	2021	C	7,200	50	3,600
Utility Shed									
Value at 70%		3,780	Value at 100%		5,400				

