

Property at 00036 SOMERSET DRIVE

Prop ID 4000036

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Administrative Information

Owner name: SABADOSA LAUREN J & CRAIG
 Second name:
 Address: 36 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000036 Neigh.: Zone: R40 Vol: 743 Page: 31

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jul-2006
Resident Land	.92	115,500				Sale price: 365,000
Resident Dwelling	1.00	202,910				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.10	530				Mkt value :
						Cost value: 458,529
Summary			Utilities		Sales ratios	
Total assessments		320,970	Water	Connecticut	Cost/sale :	1.2562
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		320,970	Gas	CNG	Assmt/sale:	.8794

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	.100	7,500	750			750	525
Residual		4,356						
1.020 acres				Total land value			165,750	116,025

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	4
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	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: 1982	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				768	218,990
Basement	Full						
Heating	Yes	A/C Yes					6,320
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							140,600
Other Features		WB Stks					6,750
Sub-Total							381,160
Grade	B-	Factor 1.1700					445,957
CDU		C&D Factor 1.00					445,957
Depreciation		35 %					289,872
		Computed cost value @ 70%					202,910

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	540	14,305
G Garages	FR Attached frame LE 65	600	26,123
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	OVER Frame Overhang	56	5,129
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	BSMT Basement addition	323	5,952
L Living Area	FRFF Frame first floor	323	36,977
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	FRUF Frame upper full	522	43,707
L Living Area	AIR Air conditioning	323	982
L Living Area	AIR Air conditioning	522	1,587
L Living Area	AIR Air conditioning	56	170
L Living Area	AIR Air conditioning	29	88

Total additions 140,600

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2008	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

