

Property at 00041 SOMERSET DRIVE

Prop ID 4000041

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Administrative Information

Owner name: POISSON RICHARD A AND
 Second name: NANCY TRUSTEES
 Address: 41 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000041 Neigh.: Zone: R40 Vol: 684 Page: 976

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Dec-1994
Resident Land	.92	115,500				Sale price: 215,000
Resident Dwelling	1.00	201,040				Sale valid:
Resident Outbldg	2.00	19,040				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 479,471
Summary			Utilities		Sales ratios	
Total assessments	335,630		Water	Connecticut	Cost/sale :	2.2301
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	335,630		Gas	CNG	Assmt/sale:	1.5611

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	.010	7,500	75			75	53
Residual	436							
		.930 acres	Total land value				165,075	115,553

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	37	B-	Whirlpools	2,116
Garage	24	Attached 4 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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	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	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							122,022
Other Features		WB Stks					6,750
Sub-Total							377,642
Grade	B-	Factor 1.1700					441,841
CDU		C&D Factor 1.00					441,841
Depreciation		35 %					287,197
Computed cost value @ 70%							201,038

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	BSMT Basement addition	39	719
L Living Area	OVER Frame Overhang	15	1,374
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
G Garages	FRL Attached frame GT 65	1,252	56,092
L Living Area	OVER Frame Overhang	68	6,228
L Living Area	AIR Air conditioning	39	119
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	68	207

Total additions 122,022

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	34	544	30.00	2000	C	16,320	50	8,200
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%		19,040	Value at 100%		27,200				

