

Property at 00042 SOMERSET DRIVE

Prop ID 4000042

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Administrative Information

Owner name: RICHMOND CHARLES M &
 Second name: MEGAN G
 Address: 42 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000042 Neigh.: Zone: R40 Vol: 503 Page: 1253

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Jul-2004
Resident Land	.92	115,500				Sale price: 370,000
Resident Dwelling	1.00	191,590				Sale valid: Y
					Values	
Resident Excess	.16	840				Mkt value :
						Cost value: 439,900
Summary			Utilities		Sales ratios	
Total assessments		307,930	Water	Connecticut		Cost/sale : 1.1889
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		307,930	Gas	CNG		Assmt/sale: .8322

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	.160	7,500	1,200			1,200	840
Residual		6,970						
		1.080 acres	Total land value				166,200	116,340

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	37	B-		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				874	239,690
Basement	Full						
Heating	Yes	A/C Yes					6,910
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							86,483
Other Features		M Stks RR		Bsmt Gar			17,817
Sub-Total							359,900
Grade	B-		Factor 1.1700				421,083
CDU			C&D Factor 1.00				421,083
Depreciation			35 %				273,704
						Computed cost value @ 70%	191,593

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	BSMT Basement addition	272	5,012
L Living Area	FRUF Frame upper full	60	5,024
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	DECK Wood deck	220	5,828
L Living Area	FRFF Frame first floor	54	6,182
L Living Area	BSMT Basement addition	54	995
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	20	1,832
G Garages	FR Attached frame LE 65	192	10,204
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	AIR Air conditioning	54	164
L Living Area	AIR Air conditioning	24	73
L Living Area	AIR Air conditioning	272	827
L Living Area	AIR Air conditioning	60	182
Total additions			86,483

