

Property at 00048 SOMERSET DRIVE

Prop ID 4000048

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Administrative Information

Owner name: PHALEN ROBERT G AND
 Second name: PERUSSE AMY
 Address: 48 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000048 Neigh.: Zone: R40 Vol: 711 Page: 563

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 14-Jul-2017	
Resident Land	.92	115,500	AAA Veteran	1,000	Sale price:	472,500
Resident Dwelling	1.00	233,810	CAB Add Vet	500	Sale valid:	
			DAC Veteran	10,000	Values	
Resident Excess	.08	420			Mkt value :	
					Cost value:	499,614
Summary			Utilities		Sales ratios	
Total assessments		349,730	Water	Connecticut	Cost/sale :	1.0574
Total exemptions		11,500	Sewer	Septic	Mkt/sale :	
Net assessment		338,230	Gas	CNG	Assmt/sale:	.7402

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	.080	7,500	600		600	420
Residual		3,485					
1.000 acres				Total land value		165,600	115,920

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	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	1
Grade	37	B-	Addn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	3,141
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				983	260,970
Basement	Full						
Heating	Yes	A/C Yes					7,510
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		16,500
Attic	None			Attic size:			
Additions							147,482
Other Features		WB Stks					6,750
Sub-Total							439,212
Grade	B-	Factor 1.1700					513,878
CDU		C&D Factor 1.00					513,878
Depreciation		35 %					334,021
		Computed cost value @ 70%					233,815

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	556	24,406
G Garages	FSF Full-story fin o/gar	556	37,243
G Garages	FR Attached frame LE 65	56	4,898
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	FRUF Frame upper full	160	13,397
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	BSMT Basement addition	39	719
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	DECK Wood deck	332	8,795
L Living Area	AIR Air conditioning	168	511
L Living Area	AIR Air conditioning	34	103
L Living Area	AIR Air conditioning	40	122
L Living Area	AIR Air conditioning	160	486
L Living Area	AIR Air conditioning	160	486
L Living Area	AIR Air conditioning	57	173
L Living Area	AIR Air conditioning	556	1,690
Total additions			147,482

