

Property at 00052 SOMERSET DRIVE

Prop ID 4000052

Printed 07-Feb-2024 2:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KARANIAN ANDREA G
 Second name:
 Address: 52 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000052 Neigh.: Zone: R40 Vol: 309 Page: 0463

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Jul-1995
Resident Land	.92	115,500			Sale price: 225,000
Resident Dwelling	1.00	183,000			Sale valid: Y
Resident Outbldg	1.00	980			

Values

Resident Excess	.03	160			Mkt value : Cost value: 428,057
-----------------	-----	-----	--	--	------------------------------------

Summary

Total assessments	299,640	Water	Connecticut	Cost/sale : 1.9025
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	299,640	Gas	CNG	Assmt/sale: 1.3317

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	.030	7,500	225		225	158
Residual	1,307						

.950 acres

Total land value

165,225

115,658

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	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1982

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	886	242,030
Basement	Full				
Heating	Yes	A/C Yes			6,970
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					79,507
Other Features		WB Stks			6,750
Sub-Total					343,757
Grade	B-	Factor 1.1700			402,196
CDU		C&D Factor 1.00			402,196
Depreciation		35 %			261,427
		Computed cost value @ 70%			182,999

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	196	5,192
L Living Area	FRFF Frame first floor	54	6,182
L Living Area	BSMT Basement addition	54	995
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	FRUF Frame upper full	50	4,187

Total additions 79,507

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

