

Property at 00075 SOMERSET DRIVE

Prop ID 4000075

Printed 12-Jun-2024 3:05 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: STEPHENS JESSICA JOY  
 Second name:  
 Address: 75 SOMERSET DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:  
 Lot: 4000075 Neigh.: Zone: R40 Vol: 793 Page: 825

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 115,500 |
| Resident Dwelling | 1.00 | 329,450 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 20-May-2024  
 Sale price: 625,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 635,643

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 444,950 |
| Total exemptions  |         |
| Net assessment    | 444,950 |

## Utilities

| Water | Connecticut |
|-------|-------------|
|       |             |
| Sewer | Septic      |
| Gas   | CNG         |

## Sales ratios

Cost/sale : 1.0170  
 Mkt/sale :  
 Assmt/sale: .7119

## 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     |         |         |           |         |           |

.920 acres

Total land value

165,000

115,500

## 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          | 40   | B                |             |  |
| Garage         | 22   | Attached 2 car   |             |  |
| Area Over Gar. | 03   | Partial          |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 02   | Rec Room w/o air |             |  |
| 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     | 732    | 211,950 |
| Basement                  | Full  |                    |        |         |
| Heating                   | Yes   | A/C Yes            |        | 6,130   |
| Plumbing                  | 3 F/B | 1 H/B 3 Add'l fix. | 1 Wh/p | 17,500  |
| Attic                     | None  | Attic size:        |        |         |
| Additions                 |       |                    |        | 317,207 |
| Other Features            |       | WB Stks M Stks RR  |        | 21,862  |
| Sub-Total                 |       |                    |        | 574,649 |
| Grade                     | B     | Factor 1.2600      |        | 724,058 |
| CDU                       |       | C&D Factor 1.00    |        | 724,058 |
| Depreciation              |       | 35 %               |        | 470,638 |
| Computed cost value @ 70% |       |                    |        | 329,447 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 256  | 15,597  |
| L Living Area            | FRFF Frame first floor    | 320  | 36,634  |
| L Living Area            | AIR Air conditioning      | 320  | 973     |
| L Living Area            | FRFF Frame first floor    | 886  | 101,430 |
| L Living Area            | AIR Air conditioning      | 886  | 2,693   |
| L Living Area            | OVER Frame Overhang       | 16   | 1,465   |
| P Porches, Patios, Decks | DECK Wood deck            | 192  | 5,086   |
| L Living Area            | FRFF Frame first floor    | 323  | 36,977  |
| L Living Area            | BSMT Basement addition    | 323  | 5,952   |
| L Living Area            | AIR Air conditioning      | 323  | 982     |
| L Living Area            | FRFF Frame first floor    | 585  | 66,971  |
| L Living Area            | AIR Air conditioning      | 585  | 1,778   |
| L Living Area            | FRUF Frame upper full     | 60   | 5,024   |
| L Living Area            | AIR Air conditioning      | 60   | 182     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 20   | 1,219   |
| L Living Area            | FRUF Frame upper full     | 72   | 6,029   |
| L Living Area            | AIR Air conditioning      | 72   | 219     |
| G Garages                | FR Attached frame LE 65   | 648  | 27,996  |

Total additions 317,207

