

Property at 00080 SOMERSET DRIVE

Prop ID 4000080

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Administrative Information

Owner name: WALLACH JODI M TRUSTEE &
Second name: WARNKE JASON J TRUSTEE
Address: 80 SOMERSET DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
Lot: 4000080 Neigh.: Zone: R40 Vol: 694 Page: 987

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	503,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Jul-2014
Sale price: 740,000
Sale valid:

Values

Resident Excess	.41	2,140

Summary

Total assessments	621,260
Total exemptions	
Net assessment	621,260

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1993
Mkt/sale :
Assmt/sale: .8395

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	.407	7,500	3,053			3,053	2,137
Residual		17,729						

1.327 acres

Total land value

168,053

117,637

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,961	451,970
Basement	Full				
Heating	Yes	A/C Yes			12,890
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 26,000
Attic	None			Attic size:	
Additions					87,215
Other Features		WB Stks	RR		44,826

Sub-Total					622,901
Grade	A+	Factor 1.6500			1,027,787
CDU		C&D Factor 1.00			1,027,787
Depreciation		30 %			719,451
		Computed cost value @ 70%			503,616

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	40,859
G Garages	FSF Full-story fin o/gar	494	33,090
L Living Area	AIR Air conditioning	494	1,502
L Living Area	BSMT Basement addition	24	442
L Living Area	FRFF Frame first floor	24	2,748
P Porches, Patios, Decks	BPAT Brick/flagstone pati	376	8,574

Total additions 87,215

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms 1 Dormer linear f
Heating System	07	Hydro Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 3 Rec Room Size 1,250
Grade	53	A+	Whirlpools 1 Living area 4,440
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1999

