

Property at 00086 SOMERSET DRIVE

Prop ID 4000086

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Administrative Information

Owner name: HAMEL MARK & MARY ELLEN
Second name:
Address: 86 SOMERSET DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
Lot: 4000086 Neigh.: Zone: R40 Vol: 531 Page: 270

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	456,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Oct-2005
Sale price: 775,000
Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.07	370			817,843

Summary

Total assessments	572,490
Total exemptions	
Net assessment	572,490

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0553
Mkt/sale :
Assmt/sale: .7387

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	.070	7,500	525			525	368
Residual	3,049							

.990 acres Total land value 165,525 115,868

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,768
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,770	414,670
Basement	Full			
Heating	Yes	A/C Yes		11,840
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:	Saunas	
Additions				76,360
Other Features		WB Stks		6,750

Sub-Total	527,120
Grade A+	
CDU	Factor 1.6500
Depreciation	C&D Factor 1.00
	25 %
	Computed cost value @ 70%
	456,618

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	782	35,035
P Porches, Patios, Decks	DECK Wood deck	322	8,530
L Living Area	OVER Frame Overhang	19	1,740
L Living Area	AIR Air conditioning	19	58
L Living Area	BSMT Basement addition	228	4,202
L Living Area	FRFF Frame first floor	228	26,102
L Living Area	AIR Air conditioning	228	693

Total additions 76,360

