

Property at 00089 SOMERSET DRIVE

Prop ID 4000089

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Administrative Information

Owner name: NARDELLA JOHN & DIANA
Second name:
Address: 89 SOMERSET DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
Lot: 4000089 Neigh.: Zone: R40 Vol: 374 Page: 38

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	366,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Aug-1999
Sale price: 140,000
Sale valid: Y

Values

Resident Excess	.06	330	
Mkt value :			
Cost value:			689,714

Summary

Total assessments	482,800	
Total exemptions		
Net assessment	482,800	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 4.9265
Mkt/sale :
Assmt/sale: 3.4486

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	.062	7,500	465		465	326
Residual		2,701					

.982 acres Total land value 165,465 115,826

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,320	326,790
Basement	Full				
Heating	Yes	A/C Yes			9,360
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	12,000
Attic	None	Attic size:			
Additions					78,693
Other Features		WB Stks M Stks RR			27,042

Sub-Total				453,885
Grade	A+	Factor 1.6500		748,910
CDU		C&D Factor 1.00		748,910
Depreciation		30 %		524,237
		Computed cost value @ 70%		366,966

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	834	37,365
L Living Area	BSMT Basement addition	192	3,538
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340

Total additions 78,693

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 8 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 2 Rec Room Size 690
Grade	53	A+	Whirlpools 1 Living area 2,944
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks 1
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1999

