

Property at 00092 SOMERSET DRIVE

Prop ID 4000092

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Administrative Information

Owner name: DAVENPORT MORRIS C &
 Second name: KATHLEEN B
 Address: 92 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
 Lot: 4000092 Neigh.: Zone: R40 Vol: 481 Page: 1116

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	472,550

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-2003
 Sale price: 730,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 840,129

Summary

Total assessments	588,090	
Total exemptions		
Net assessment	588,090	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.1509
 Mkt/sale :
 Assmt/sale: .8056

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	.007	7,500	53			53	37
Residual		305						

.927 acres Total land value 165,053 115,537

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	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	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	680
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,564
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,582	377,950
Basement	Full				
Heating	Yes	A/C Yes			10,810
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	21,500
Attic	None		Attic size:		
Additions					111,457
Other Features		WB Stks	RR		23,791
Sub-Total					545,508
Grade	A+		Factor 1.6500		900,088
CDU			C&D Factor 1.00		900,088
Depreciation			25 %		675,066
Computed cost value @ 70%					472,546

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	868	38,888
G Garages	FSF Full-story fin o/gar	288	19,291
L Living Area	AIR Air conditioning	288	876
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
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
P Porches, Patios, Decks	FOFF Frame open first flo	368	22,421
P Porches, Patios, Decks	BPAT Brick/flagstone pati	460	10,490

Total additions 111,457

