

Property at 00104 SOMERSET DRIVE

Prop ID 4000104

Printed 07-Feb-2024 2:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEBER MICHAEL D & DENISE E
Second name:
Address: 104 SOMERSET DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
Lot: 4000104 Neigh.: Zone: R40 Vol: 626 Page: 378

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	541,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jul-2011
Sale price: 810,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.51	2,700			942,857

Summary

Total assessments	660,000
Total exemptions	
Net assessment	660,000

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1640
Mkt/sale :
Assmt/sale: .8148

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	.514	7,500	3,855		3,855	2,699
Residual	22,390						

1.434 acres

Total land value

168,855

118,199

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,880	436,150
Basement	Full			
Heating	Yes	A/C Yes		12,450
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:		
Additions				124,294
Other Features	WB Stks	RR		31,561

Sub-Total	625,455	
Grade A+	Factor 1.6500	1,032,001
CDU	C&D Factor 1.00	1,032,001
Depreciation	25 %	774,001
	Computed cost value @ 70%	541,801

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	890	39,874
G Garages	FSF Full-story fin o/gar	484	32,420
L Living Area	AIR Air conditioning	484	1,471
L Living Area	OVER Frame Overhang	74	6,777
L Living Area	AIR Air conditioning	74	225
P Porches, Patios, Decks	FOFF Frame open first flo	446	27,173
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	BPAT Brick/flagstone pati	621	14,161

Total additions 124,294

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 990
Grade	53	A+	Whirlpools 1 Living area 4,318
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
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: 2000

