

Property at 00108 SOMERSET DRIVE

Prop ID 4000108

Printed 14-Apr-2026 12:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KEARNEY LORE S AND
 Second name: MINICH STEPHEN M
 Address: 108 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
 Lot: 4000108 Neigh.: Zone: R40 Vol: 567 Page: 321

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	559,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Nov-2007
 Sale price: 850,000
 Sale valid:

Values

Mkt value :
 Cost value: 963,857

Summary

Total assessments	674,700	
Total exemptions		
Net assessment	674,700	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 1.1339
 Mkt/sale :
 Assmt/sale: .7938

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	.010	7,500	75			75	53
Residual 436								

.930 acres Total land value 165,075 115,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,493
Interior Cond	05	Good	Living area	4,149
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2000				

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 2,855	546,340
Basement	Full			
Heating	Yes	A/C Yes		15,540
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:	Saunas	
Additions				63,585
Other Features	WB Stks	RR		44,166

Sub-Total			687,131
Grade	A	Factor 1.5500	1,065,053
CDU		C&D Factor 1.00	1,065,053
Depreciation		25 %	798,790
		Computed cost value @ 70%	559,153

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	796	35,662
P Porches, Patios, Decks	FOFF Frame open first flo	252	15,353
L Living Area	FRFF Frame first floor	14	1,603
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967

Total additions 63,585

