

Property at 00111 SOMERSET DRIVE

Prop ID 4000111

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Administrative Information

Owner name: CALABRESE NICHOLAS S
Second name:
Address: 111 SOMERSET DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 022
Lot: 4000111 Neigh.: Zone: R40 Vol: 699 Page: 880

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Jul-2016
Resident Land	.92	115,500			Sale price: 454,000
Resident Dwelling	1.00	193,800			Sale valid:
Resident Outbldg	1.00	1,260			

Exemptions

Last sale

Values

Resident Excess	.51	7,180	Mkt value :	Cost value: 453,914
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Summary

Total assessments	317,740	Water	Connecticut	Cost/sale : .9998
Total exemptions		Sewer <td>Septic<td>Mkt/sale :</td></td>	Septic <td>Mkt/sale :</td>	Mkt/sale :
Net assessment	317,740	Gas	CNG <td>Assmt/sale: .6999</td>	Assmt/sale: .6999

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	.513	7,500	3,848		10,260	7,182
Residual	22,346						

1.433 acres Total land value 175,260 122,682

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	02	Block	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	02	Softwood	Bedrooms 3
Heating System	07	Hydro Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	01	Central Air	Addn'l fixtures
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 2,624
			# Living Units
			M/F stacks 1
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1948

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 970	258,430
Basement	Full			
Heating	Yes	A/C Yes		7,440
Plumbing	2 F/B	1 H/B	Add'l fix. 1 Wh/p	11,000
Attic	None		Attic size:	
Additions				107,753
Other Features		WB Stks M Stks		9,750
Sub-Total				394,373
Grade	C+	Factor 1.0800		425,923
CDU		C&D Factor 1.00		425,923
Depreciation		35 %		276,850
		Computed cost value @ 70%		193,795

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	646	73,955
L Living Area	OVER Frame Overhang	38	3,480
P Porches, Patios, Decks	BPAT Brick/flagstone pati	221	5,040
L Living Area	AIR Air conditioning	646	1,964

Total additions 107,753

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

