

Property at 00112 SOMERSET DRIVE

Prop ID 4000112

Printed 09-Sep-2026 3:13 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BACKMAN TRACEY P TRUSTEE
 Second name:
 Address: 112 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 023
 Lot: 4000112 Neigh.: Zone: R40 Vol: 817 Page: 686

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	416,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2003
 Sale price: 720,000
 Sale valid:

Values

Mkt value :
 Cost value: 759,814

Summary

Total assessments	531,870	
Total exemptions		
Net assessment	531,870	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 1.0553
 Mkt/sale :
 Assmt/sale: .7387

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	.045	7,500	338			338	237
Residual		1,960						

.965 acres Total land value 165,338 115,737

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	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,725
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,512	364,280
Basement	Full				
Heating	Yes	A/C Yes			10,420
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Other Features					109,489
		WB Stks			13,500
Sub-Total					514,689
Grade	A+	Factor 1.6500			849,237
CDU		C&D Factor 1.00			849,237
Depreciation		30 %			594,466
		Computed cost value @ 70%			416,126

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	834	37,365
G Garages	FSF Full-story fin o/gar	562	37,645
L Living Area	AIR Air conditioning	562	1,708
L Living Area	BSMT Basement addition	27	498
L Living Area	FRFF Frame first floor	27	3,091
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	BPAT Brick/flagstone pati	612	13,956

Total additions 109,489

