

Property at 00111 SOMERSET DRIVE

Prop ID 4000111

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Administrative Information

Owner name: CONRAD PETER A AND
 Second name: PAMELA G
 Address: 111 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 99 022
 Lot: 4000111 Neigh.: Zone: R40 Vol: 370 Page: 561

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Excess	.51	7,180
Resident Dwelling	1.00	138,590
Resident Outbldg	1.00	840

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 02-Jun-1999
 Sale price: 105,000
 Sale valid: N

Values

Mkt value :
 Cost value: 359,440

Summary

Total assessments	251,610
Total exemptions	
Net assessment	251,610

Utilities

Water	Avon
Sewer	Septic
Gas	

Sales ratios

Cost/sale : 3.4232
 Mkt/sale :
 Assmt/sale: 2.3963

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site 40,075							
RES	12	.513	7,500	3,848		10,260	7,180
Residual 22,346							

1.433 acres Total land value 160,260 112,180

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Story Height 2.0	
Foundation	02	Block	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	02	Softwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	970	190,140
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks M Stks	Unfin	3,500
				8,000
Sub-Total				282,040
Grade	C+	Factor 1.0800		304,600
CDU		C&D Factor 1.00		304,600
Depreciation		35 %		197,990
		Computed cost value @ 70%		138,590

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	17,100
L Living Area	FRFF Frame first floor	646	52,200
L Living Area	OVER Frame Overhang	38	2,500
P Porches, Patios, Decks	BPAT Brick/flagstone pati	221	3,600

Total additions 75,400

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	20.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840	Value at 100%			1,200		

