

Property at 00016 STEEPLECHASE

Prop ID 4800016

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Administrative Information

Owner name: TEPPER ANNEMARIE SCHERER TTEE
 Second name: TEPPER JEFFREY W TTEE
 Address: 16 STEEPLECHASE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 93 022
 Lot: 4800016 Neigh.: Zone: R40 Vol: 813 Page: 341

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	385,180
Resident Outbldg	1.00	19,320

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 15-Aug-1994
 Sale price: 483,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 778,314

Summary

Total assessments	544,820	
Total exemptions		
Net assessment	544,820	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.6114
 Mkt/sale :
 Assmt/sale: 1.1280

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site	40,075						
RES	12	.060	7,500	450		450	315
Residual	2,614						

.980 acres

Total land value

200,450

140,315

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	916
Interior Cond	05	Good	Living area	4,083
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,418	345,930
Basement	Full				
Heating	Yes	A/C Yes			9,900
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		21,500
Additions					170,044
Other Features		WB Stks	RR		36,456
Sub-Total					583,830
Grade	A-	Factor 1.4500			846,554
CDU		C&D Factor 1.00			846,554
Depreciation		35 %			550,260
Computed cost value @ 70%					385,182

Building additions

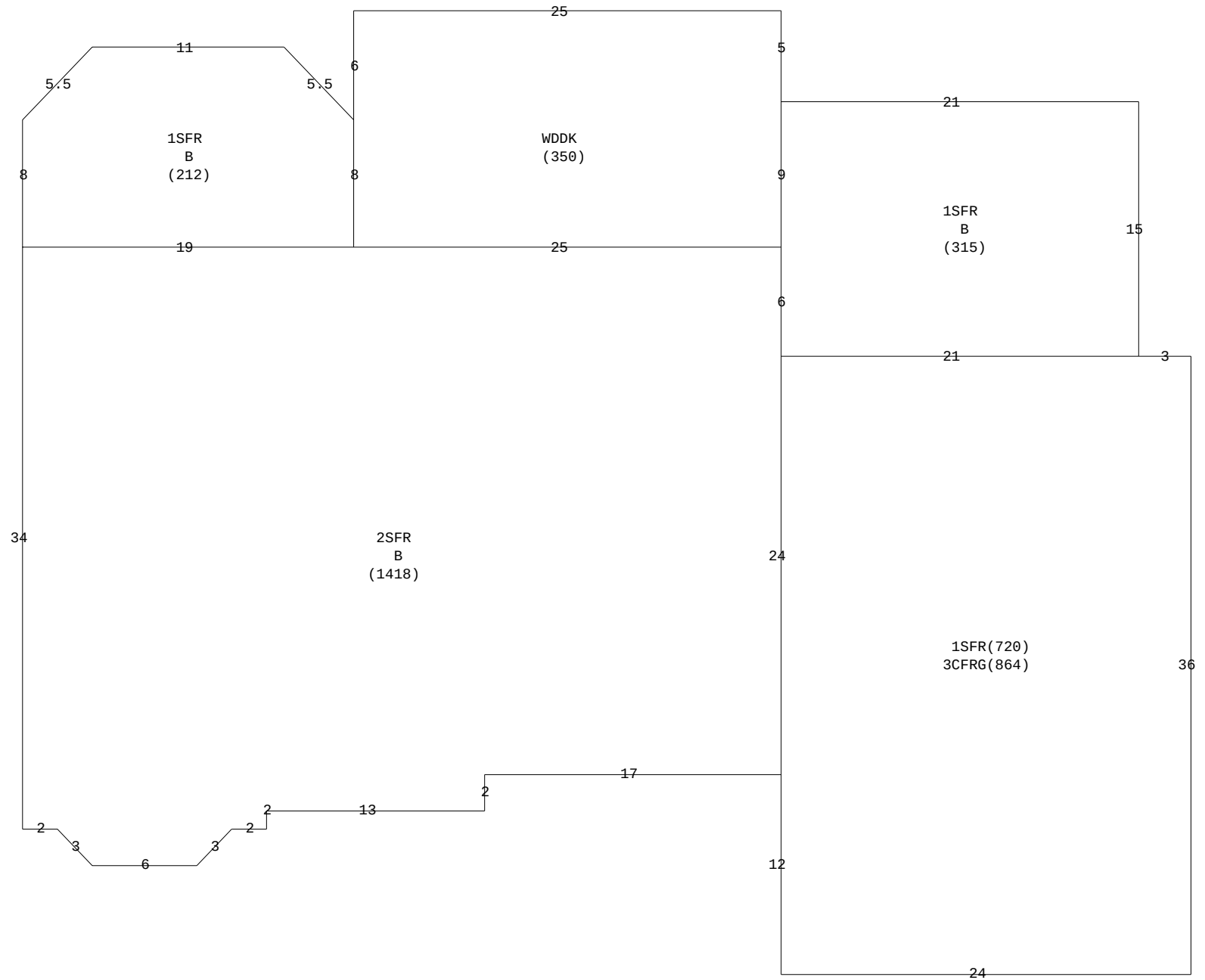
Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
L Living Area	BSMT Basement addition	315	5,805
L Living Area	FRFF Frame first floor	315	36,062
L Living Area	AIR Air conditioning	315	958
P Porches, Patios, Decks	DECK Wood deck	350	9,272
L Living Area	BSMT Basement addition	212	3,907
L Living Area	FRFF Frame first floor	212	24,270
L Living Area	AIR Air conditioning	212	644

Total additions 170,044

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	25	20	500	110.5	1998	C	55,275	50	27,600
Value at 70%			19,320	Value at 100%			27,600		

Scale: 1" = 8.45 feet



ANNEMARIE SCHERER TEPPER REV TRST AGRMNT DTD 3-11-26 V813 P341 3-27-26