

Property at 00019 STEEPLECHASE

Prop ID 4800019

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## Administrative Information

Owner name: MALKIN ROBERT D TRUSTEE  
 Second name:  
 Address: 19 STEEPLECHASE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 013 Clerk map: 93 022  
 Lot: 4800019 Neigh.: Zone: R40 Vol: 815 Page: 604

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 447,230 |
| Resident Outbldg  | 1.00 | 22,820  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 23-May-1996  
 Sale price: 135,250  
 Sale valid: Y

## Values

Mkt value :  
 Cost value: 877,800

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 614,460 |
| Total exemptions  |         |
| Net assessment    | 614,460 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 6.4902  
 Mkt/sale :  
 Assmt/sale: 4.5431

## 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  | .840       | 7,500   | 6,300   |      |      | 6,300   | 4,410     |
| Residual     |     | 36,590     |         |         |      |      |         |           |

1.760 acres

Total land value

206,300

144,410

## 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      | 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          | 47   | A-               | Full Baths              | 4     |
| 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  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 4     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 1,382 |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 4,178 |
|                |      |                  | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1996 |       |

## Building Valuation Summary

|                           |       |                 |              |        |         |
|---------------------------|-------|-----------------|--------------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,642  | 389,670 |
| Basement                  | Full  |                 |              |        |         |
| Heating                   | Yes   | A/C Yes         |              |        | 11,140  |
| Plumbing                  | 4 F/B | 1 H/B           | 4 Add'l fix. | 1 Wh/p | 23,000  |
| Attic                     | None  |                 | Attic size:  |        |         |
| Additions                 |       |                 |              |        | 161,757 |
| Other Features            |       | WB Stks         | RR           |        | 43,884  |
| Sub-Total                 |       |                 |              |        | 629,451 |
| Grade                     | A-    | Factor 1.4500   |              |        | 912,704 |
| CDU                       |       | C&D Factor 1.00 |              |        | 912,704 |
| Depreciation              |       | 30 %            |              |        | 638,893 |
| Computed cost value @ 70% |       |                 |              |        | 447,225 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 840  | 37,634 |
| L Living Area            | FRUF Frame upper full     | 658  | 55,094 |
| L Living Area            | AIR Air conditioning      | 658  | 2,000  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 252  | 24,031 |
| P Porches, Patios, Decks | DECK Wood deck            | 412  | 10,914 |
| L Living Area            | FRFF Frame first floor    | 236  | 27,018 |
| L Living Area            | AIR Air conditioning      | 236  | 717    |
| L Living Area            | BSMT Basement addition    | 236  | 4,349  |

Total additions 161,757

## Outbuilding Information

| Description                 | Wid | Len | Area | Rate  | Year   | Cnd | RCN           | Depr | Value  |
|-----------------------------|-----|-----|------|-------|--------|-----|---------------|------|--------|
| RP1 Pool w/<br>Plastic Linr | 20  | 44  | 880  | 74.05 | 2008   | C   | 65,164        | 50   | 32,600 |
| Value at 70%                |     |     |      |       | 22,820 |     | Value at 100% |      | 32,600 |

