

Property at 00029 STEEPLECHASE

Prop ID 4800029

Printed 07-Feb-2024 8:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MURPHY SEAN E AND
Second name: SANGIACOMO KRISTEN A TRSTEE
Address: 29 STEEPLECHASE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 93 022
Lot: 4800029 Neigh.: Zone: R40 Vol: 761 Page: 915

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	543,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Sep-2001
Sale price: 690,000
Sale valid:

Values

Mkt value :
Cost value: 976,057

Summary

Total assessments	683,240
Total exemptions	
Net assessment	683,240

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.4146
Mkt/sale :
Assmt/sale: .9902

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						

.920 acres Total land value 200,000 140,000

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	4
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	3
Air Condition	01	Central Air	Rec Room Size	1,325
Interior Cond	05	Good	Living area	4,548
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	355,690
Basement	Full		1,468	
Heating	Yes	A/C Yes		10,180
Plumbing	4 F/B	2 H/B 3 Add'l fix.	1 Wh/p	26,000
Attic	None	Attic size:	Saunas	
Additions				233,338
Other Features	WB Stks	RR		46,706

Sub-Total		671,914
Grade	A+	
CDU	Factor 1.6500	1,108,658
Depreciation	C&D Factor 1.00	1,108,658
	30 %	776,061
	Computed cost value @ 70%	543,243

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	612	70,062
L Living Area	BSMT Basement addition	612	11,278
L Living Area	AIR Air conditioning	612	1,860
L Living Area	FRFF Frame first floor	516	59,072
L Living Area	BSMT Basement addition	516	9,509
L Living Area	AIR Air conditioning	516	1,569
P Porches, Patios, Decks	BPAT Brick/flagstone pati	324	7,388
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	484	32,420
L Living Area	AIR Air conditioning	484	1,471

Total additions 233,338

