

Property at 00030 STEEPLECHASE

Prop ID 4800030

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

Administrative Information

Owner name: KUZIAK JOSEPH T & VICKI
Second name:
Address: 30 STEEPLECHASE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 93 022
Lot: 4800030 Neigh.: Zone: R40 Vol: 398 Page: 502

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	462,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Feb-2001
Sale price: 660,000
Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.55	2,890			865,243

Summary

Total assessments	605,670
Total exemptions	
Net assessment	605,670

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3110
Mkt/sale :
Assmt/sale: .9177

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	.550	7,500	4,125			4,125	2,888
Residual	23,958							

1.470 acres

Total land value

204,125

142,888

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,990	457,630
Basement	Full			
Heating	Yes	A/C Yes		13,050
Plumbing	4 F/B	2 H/B 3 Add'l fix.	1 Wh/p	26,000
Attic	None		Attic size: 1,990	
Additions				129,120
Other Features		WB Stks	RR	25,546

Sub-Total	651,346	
Grade A-	Factor 1.4500	944,452
CDU	C&D Factor 1.00	944,452
Depreciation	30 %	661,116
	Computed cost value @ 70%	462,781

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,018	45,608
L Living Area	FRFF Frame first floor	258	29,536
L Living Area	AIR Air conditioning	258	784
L Living Area	BSMT Basement addition	258	4,754
P Porches, Patios, Decks	DECK Wood deck	304	8,053
P Porches, Patios, Decks	FOFF Frame open first flo	256	15,597
G Garages	FSF Full-story fin o/gar	354	23,712
L Living Area	AIR Air conditioning	354	1,076

Total additions 129,120

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 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 750
Grade	47	A-	Whirlpools 1 Living area 4,592
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1995

