

Property at 00040 STEEPLECHASE

Prop ID 4800040

Printed 07-Feb-2024 8:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OLSEN PETER A & JULIA T
 Second name:
 Address: 40 STEEPLECHASE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map: 93 022
 Lot: 4800040 Neigh.: Zone: R40 Vol: 718 Page: 925

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	411,880
Resident Outbldg	1.00	30,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-May-2018
 Sale price: 775,000
 Sale valid:

Values

Mkt value :
 Cost value: 832,600

Summary

Total assessments	582,820
Total exemptions	
Net assessment	582,820

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0743
 Mkt/sale :
 Assmt/sale: .7520

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	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	1,000
Interior Cond	05	Good	Living area	3,966
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,509	363,700
Basement	Full			
Heating	Yes	A/C Yes		10,410
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	23,000
Attic	None	Attic size:		
Additions				141,527
Other Features	WB Stks	RR		41,061
Sub-Total				579,698
Grade	A-	Factor 1.4500		840,562
CDU		C&D Factor 1.00		840,562
Depreciation		30 %		588,393
Computed cost value @ 70%				411,875

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	790	35,394
G Garages	FSF Full-story fin o/gar	468	31,349
L Living Area	AIR Air conditioning	468	1,423
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	BSMT Basement addition	450	8,293
L Living Area	AIR Air conditioning	450	1,368
P Porches, Patios, Decks	DECK Wood deck	306	8,106
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	BSMT Basement addition	30	553
L Living Area	AIR Air conditioning	30	91

Total additions 141,527

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	40	20	800	110.5	2003	C	88,440	50	44,200
Value at 70%		30,940	Value at 100%		44,200				

