

Property at 00006 STEEPLECHASE

Prop ID 4800006

Printed 15-Feb-2019 3:08 AM Design and Layout (C) Right/Angles

Administrative Information  
 Owner name: CANTONI JOSEPH C JR AND  
 Second name: PAULA E TRUSTEES  
 Address: 6 STEEPLECHASE  
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,497	270,620
Basement	Full			
Heating	Yes	A/C Yes		8,200
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p Saunas 13,100
Attic	Unfinished		Attic size: 1,497	14,969
Additions				95,220
Other Features	Mason Trim WB Stks	RR		19,992
Sub-Total				422,101
Grade	A	Factor 1.5500		654,257
CDU		C&D Factor 1.00		654,257
Depreciation		25 %		490,693
Computed cost value @ 70%				343,485

Location Information			
Map: 013	Clerk map: 93 022		
Lot: 4800006	Neigh.: Zone: R40	Vol: 716	Page: 1034
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	122,500	
Resident Excess	.16	840	
Resident Dwelling	1.00	343,490	
Summary		Utilities	
Total assessments	466,830	Water	Avon
Total exemptions		Sewer	Public sewer
Net assessment	466,830	Gas	CNG
		Sales ratios	
		Cost/sale :	5.5575
		Mkt/sale :	
		Assmt/sale:	3.8903

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	786	26,085
G Garages	FSF Full-story fin o/gar	554	27,488
L Living Area	AIR Air conditioning	554	1,248
L Living Area	BSMT Basement addition	300	4,095
L Living Area	FRFF Frame first floor	300	25,440
L Living Area	AIR Air conditioning	300	676
L Living Area	OVER Frame overhang	16	1,085
P Porches, Patios, Decks	FOFF Frame open first flo	36	1,625
L Living Area	OVER Frame Overhang	45	3,053
L Living Area	AIR Air conditioning	45	101
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	4,324
Total additions			95,220

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					
RES	12	.160	7,500	1,200		1,200	840
Residual		6,970					
1.080 acres				Total land value		176,200	123,340

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/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	640
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	375
Interior Cond	05	Good	Living area	3,909
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1999				

