

Property at 00008 PORTER PLACE

Prop ID 4900008

Printed 07-Oct-2022 8:25 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SOUCY DAVID K  
 Second name:  
 Address: 8 PORTER PLACE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:  
 Lot: 4900008 Neigh.: Zone: R30 Vol: 779 Page: 608

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Sep-2022
Resident Land	.69	105,000			Sale price: 704,900
Resident Excess	.03	140			Sale valid:
Resident Dwelling	1.00	235,240			Values
					Mkt value :
					Cost value: 486,257
Summary		Utilities		Sales ratios	
Total assessments		340,380	Water	Connecticut	Cost/sale : .6898
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		340,380	Gas	CNG	Assmt/sale: .4829

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	150,000	150,000		150,000	105,000
Primary Site		30,056					
RES	12	.026	7,500	195		195	137
Residual		1,133					
		.716 acres		Total land value		150,195	105,137

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	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	2,932
Basement	04	Full with walk-o	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	06	Excellent	W/B openings	1
Exterior Cond	06	Excellent	Actual Year Built: 1996	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,206
Basement	Full with walk		231,430
Heating	Yes	A/C Yes	7,010
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p Saunas
Attic	None		Attic size:
Additions			79,467
Other Features	WB Stks		5,000
Sub-Total			331,907
Grade	B+	Factor 1.3500	448,074
CDU	C&D Factor 1.00		448,074
Depreciation	25 %		336,056
Computed cost value @ 70%			235,239

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	581	19,505
L Living Area	FRFF Frame first floor	184	15,603
L Living Area	BSMT Basement addition	184	2,512
L Living Area	AIR Air conditioning	184	414
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,083
P Porches, Patios, Decks	FOFF Frame open first flo	40	1,805
L Living Area	FRFF Frame first floor	28	2,374
L Living Area	BSMT Basement addition	28	382
L Living Area	FRFF Frame first floor	308	26,119
L Living Area	BSMT Basement addition	308	4,204
L Living Area	AIR Air conditioning	336	757
P Porches, Patios, Decks	DECK Wood deck	240	4,709
Total additions			79,467

