

Property at 00004 PORTER PLACE

Prop ID 4900004

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Administrative Information

Owner name: ANTHONY ANTHONY MICHAEL &
 Second name: ANTHONY KARA LIGHTMAN
 Address: 4 PORTER PLACE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4900004 Neigh.: Zone: R30 Vol: 759 Page: 361

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	299,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-May-2021
 Sale price: 580,000
 Sale valid:

Values

Mkt value :
 Cost value: 603,257

Summary

Total assessments	422,280
Total exemptions	
Net assessment	422,280

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0401
 Mkt/sale :
 Assmt/sale: .7281

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.003	7,500	23			23	16
Residual		131						

.693 acres

Total land value

175,023

122,516

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 8
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	43	B+	Full Baths 2
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size 700
Interior Cond	05	Good	Living area 2,961
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			Actual Year Built: 1998

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	287,340
Basement	Full with walk		1,118	
Heating	Yes	A/C Yes		8,250
Plumbing	2 F/B	2 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				118,265
Other Features		WB Stks	RR	24,293

Sub-Total		453,148
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		30 %
		Computed cost value @ 70%
		299,758

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	DECK Wood deck	372	9,854
G Garages	FRL Attached frame GT 65	761	34,094
G Garages	FSF Full-story fin o/gar	357	23,913
L Living Area	AIR Air conditioning	357	1,085
L Living Area	OVER Frame Overhang	16	1,465

Total additions 118,265

