

Property at 00009 PORTER PLACE

Prop ID 4900009

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Administrative Information

Owner name: HUNT STEVEN G & JESSCIA LYNN
 Second name:
 Address: 9 PORTER PLACE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4900009 Neigh.: Zone: R30 Vol: 746 Page: 483

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	337,750
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Sep-2020
 Sale price: 610,000
 Sale valid:

Values

Mkt value :
 Cost value: 659,700

Summary

Total assessments	461,790	
Total exemptions		
Net assessment	461,790	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.0815
 Mkt/sale :
 Assmt/sale: .7570

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	.054	7,500	405			405	284
Residual		2,352						

.744 acres

Total land value

175,405

122,784

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	01	Gable		
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	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	200
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	400
Air Condition	01	Central Air	Addn'l fixtures	2
Interior Cond	06	Very Good	Living area	2,988
Exterior Cond	06	Very Good	Whirlpools	1
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1996	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,494	360,770
Basement	Full			
Heating	Yes	A/C Yes		10,320
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				38,514
Other Features	Mason Trim WB Stks	RR		20,162

Sub-Total			446,766
Grade	B+	Factor 1.3500	603,134
CDU		C&D Factor 1.00	603,134
Depreciation		20 %	482,507
		Computed cost value @ 70%	337,755

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame GT 65		713	31,944
P Porches, Patios, Decks	BPAT Brick/flagstone pati		224	5,108
P Porches, Patios, Decks	FOFF Frame open first flo		24	1,462

Total additions 38,514

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2019	C	3,600	50	1,800
Utility Shed									

Value at 70% 1,260

Value at 100% 1,800

