

Property at 00012 PORTER PLACE

Prop ID 4900012

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## Administrative Information

Owner name: SHIELDS PAULA M & JONATHAN J  
 Second name:  
 Address: 12 PORTER PLACE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 4900012 Neigh.: Zone: R30 Vol: 654 Page: 1122

| Assessments       |      | Exemptions |                    | Last sale           |                        |
|-------------------|------|------------|--------------------|---------------------|------------------------|
| Assmt category    | Qty  | Amount     | Exempt Cat         | Amount              | Sale date: 24-Jan-2013 |
| Resident Land     | .69  | 122,500    | AAA Veteran        | 1,000               | Sale price: 615,000    |
| Resident Dwelling | 1.00 | 360,130    | CAB Add Vet        | 500                 | Sale valid:            |
| Resident Outbldg  | 1.00 | 21,140     | DAC Veteran        | 10,000              |                        |
| Resident Excess   |      | .48        | 2,490              | Values              |                        |
|                   |      |            |                    | Mkt value :         |                        |
|                   |      |            |                    | Cost value: 723,229 |                        |
| Summary           |      | Utilities  |                    | Sales ratios        |                        |
| Total assessments |      | 506,260    | Water Connecticut  | Cost/sale : 1.1760  |                        |
| Total exemptions  |      | 11,500     | Sewer Public sewer | Mkt/sale :          |                        |
| Net assessment    |      | 494,760    | Gas CNG            | Assmt/sale: .8232   |                        |

## 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  | .475       | 7,500   | 3,563            |           | 3,563   | 2,494     |
| Residual     |     | 20,691     |         |                  |           |         |           |
| 1.165 acres  |     |            |         | Total land value |           | 178,563 | 124,994   |

## 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             | 10    |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 5     |
| 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              | 1     |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 1,100 |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,622 |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 1     |
|                |      |                  | Actual Year Built: 1997 |       |

## Building Valuation Summary

|                           |                |                   |              |        |               |
|---------------------------|----------------|-------------------|--------------|--------|---------------|
| Dwelling                  | Frame          | 2 story w/bsmt    | Area         | 1,306  | 324,050       |
| Basement                  | Full with walk |                   |              |        |               |
| Heating                   | Yes            | A/C Yes           |              |        | 9,290         |
| Plumbing                  | 2 F/B          | 1 H/B             | 2 Add'l fix. | 1 Wh/p | Saunas 12,000 |
| Attic                     | None           | Attic size:       |              |        |               |
| Additions                 |                |                   |              |        | 161,753       |
| Other Features            |                | WB Stks M Stks RR |              |        | 37,317        |
| Sub-Total                 |                |                   |              |        | 544,410       |
| Grade                     | B+             | Factor 1.3500     |              |        | 734,954       |
| CDU                       |                | C&D Factor 1.00   |              |        | 734,954       |
| Depreciation              |                | 30 %              |              |        | 514,468       |
| Computed cost value @ 70% |                |                   |              |        | 360,128       |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 231  | 22,029 |
| L Living Area            | FRFF Frame first floor    | 24   | 2,748  |
| L Living Area            | BSMT Basement addition    | 24   | 442    |
| L Living Area            | AIR Air conditioning      | 24   | 73     |
| L Living Area            | FRFF Frame first floor    | 441  | 50,486 |
| L Living Area            | BSMT Basement addition    | 441  | 8,127  |
| L Living Area            | AIR Air conditioning      | 441  | 1,341  |
| G Garages                | FRL Attached frame GT 65  | 714  | 31,989 |
| G Garages                | FSF Full-story fin o/gar  | 525  | 35,167 |
| L Living Area            | AIR Air conditioning      | 525  | 1,596  |
| L Living Area            | FRFF Frame first floor    | 20   | 2,290  |
| L Living Area            | AIR Air conditioning      | 20   | 61     |
| P Porches, Patios, Decks | DECK Wood deck            | 204  | 5,404  |

Total additions 161,753

## Outbuilding Information

| Description              | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|--------------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RP1 Pool w/ Plastic Linr | 18  | 36     | 648           | 74.05 | 2020   | B   | 60,460 | 50   | 30,200 |
| Value at 70%             |     | 21,140 | Value at 100% |       | 30,200 |     |        |      |        |

