

Property at 00014 PORTER PLACE

Prop ID 4900014

Printed 05-Oct-2026 8:49 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCGARRY KEVIN M &
 Second name: KRISTEN M
 Address: 14 PORTER PLACE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4900014 Neigh.: Zone: R30 Vol: 547 Page: 830

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Aug-2006
Resident Land	.69	122,500				Sale price: 718,000
Resident Dwelling	1.00	381,400				Sale valid: Y
					Values	
Resident Excess	.10	500				Mkt value :
						Cost value: 720,571
Summary			Utilities		Sales ratios	
Total assessments		504,400	Water	Connecticut	Cost/sale :	1.0036
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		504,400	Gas	CNG	Assmt/sale:	.7025

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	.095	7,500	713			713	499
Residual		4,138						
		.785 acres	Total land value				175,713	122,999

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
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	4
Garage	23	Attached 3 car	Half Baths	
Area Over Gar.	01	Fully Finished	Masonry trim sf	
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	969
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,635
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,328	328,350
Basement	Full with walk				
Heating	Yes	A/C Yes			9,410
Plumbing	4 F/B	H/B 2 Add'l fix.	1 Wh/p	Saunas	18,500
Attic	None	Attic size:			
Additions					150,834
Other Features		WB Stks	RR		31,034
Sub-Total					538,128
Grade	B+	Factor 1.3500			726,473
CDU		C&D Factor 1.00			726,473
Depreciation		25 %			544,855
Computed cost value @ 70%					381,399

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	546	36,573
L Living Area	AIR Air conditioning	546	1,660
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85
P Porches, Patios, Decks	DECK Wood deck	347	9,192
L Living Area	BSMT Basement addition	315	5,805
L Living Area	FRFF Frame first floor	315	36,062
L Living Area	FRUF Frame upper full	90	7,536
L Living Area	AIR Air conditioning	405	1,231
P Porches, Patios, Decks	BPAT Brick/flagstone pati	322	7,343
P Porches, Patios, Decks	BPAT Brick/flagstone pati	273	6,225
Total additions			150,834

