Unique ID: 179008 | Wethersfield | Card No: of 1

Location:	26 WHEELER RD	Map/Lot:	179 008	Zone:	B	Date Printed:	10-15-19
911 Address:		Exempt		Nbhd:	93	Last Update:	10-15-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CONNOLLY MARY	2094 /606	10-01-19	Warranty Deed	YES	215,000
26 WHEELER RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MACDONALD IAN & EMILY	2094 /605	10-01-19	Name Change	NO	0
MACDONALD IAN & RIZZO EMILY	1946 /0275	07-25-16		YES	165,000
ZAKRZEWSKI EDWIN JR & BUYS CYNTHIA A	0765 /0325	08-10-99		YES	142,000
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

		State Item Codes						Appraised Value	
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	92,070
Dev Map	Dev Lot 38	11- Res Land	0.13	64,450				Total Building Value	100,062
Date	05/19/2018	13- Res Bldg	1.00	70,040				Total Outbuilding Value	3,373
Inspector	EQ	14- Res Outbldg	2.00	2,360				Total Market Value	195,505
Action	DM No Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.13	0.00	93,000	0.99	0	92,070				
Total	0.13					92,070				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2018	2017	2016	2015	Type	Acres	Value	Type	Acres	Value
Land	64,450	64,450	59,800	59,800	59,800						
Building	70,040	70,040	76,500	76,500	77,000						
Outbuilding	2,360	2,360	500	500	0						
Total	136,850	136,850	136,800	136,800	136,800				Totals		

Comments

2015 HARDWOOD FLRS/BEDRM CNT PER MLS
FULL REAR DORMER

Unique ID: 179008 **Wethersfield**

Location:	26 WHEELER RD	**Unit**	
911 Address:			
Map/Block/Lot	179 008		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1950
Percent Complete	100
Finished Area	1,267

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	768
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	1	1

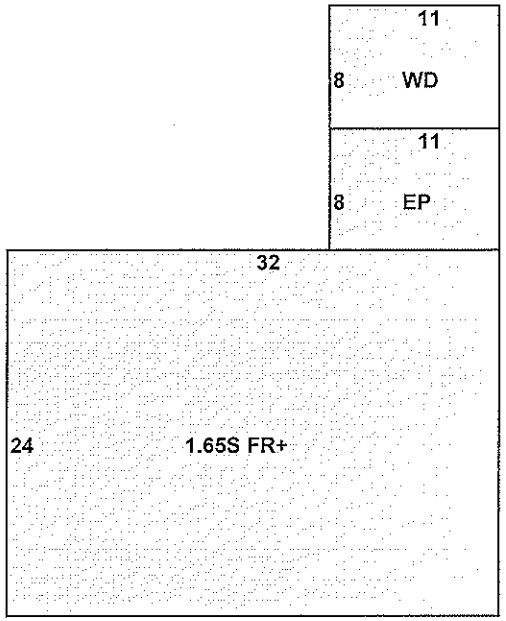
Description	Area/Qty	Value
Base Rate	1,267	108,316
Basement	768	11,520
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	130,336
Depr/Adjust Amount	0	32,584
Final Value (After Depr)	0	97,752

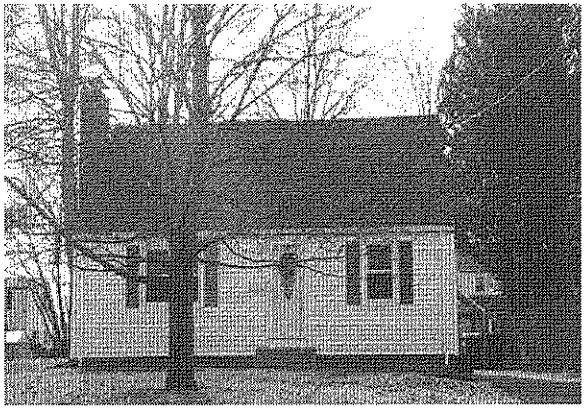
Grade Factor	0	Physical Depreciation %	25
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1950	Good	88	1,122
Enclosed Porch	1950	Good	88	1,188

Total Building Value **100,062**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Fair	224	2,656
Frame Shed	2008	Average	64	717

Type	Yr Blt	Condition	Area/Qty	Value

Unique	056021	Wethersfield	Card No: 1

Location:	38 HARVEST HL	Map/Lot:	056 021	Zone:	A1	Date Printed:	10-15-19
911 Address:		Exempt		Nbhd:	113	Last Update:	10-15-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
GIARRATANA JENNIFER	2094 /644	10-01-19	Warranty Deed	YES	379,000
38 HARVEST HILL WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
CASHMAN MICHAEL P &JANETTE L	0411 /0436	03-31-88		NO	305,000
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
EO02304	09-17-02	800	No	Permit Issue	100		200 amp service

Census/Tract	4925
Dev Map	Dev Lot 14
Date	05/07/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.31	79,100			
13- Res Bldg	1.00	163,870			
14- Res Outbldg	1.00	1,100			

Appraised Value

Total Land Value	113,000
Total Building Value	234,102
Total Outbuilding Value	1,568
Total Market Value	**348,670**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.31	0.00	113,000	1.00	0	113,000
Total	0.31					113,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	79,100	79,100	77,100	77,100	77,100
Building	163,870	163,870	162,300	162,300	163,300
Outbuilding	1,100	1,100	1,000	1,000	0
Total	**244,070**	**244,070**	**240,400**	**240,400**	**240,400**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 056021 Wethersfield

Location:	38 HARVEST HL	Unit	
911 Address:			
Map/Block/Lot	056 021		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1982
Percent Complete	100
Finished Area	2,460

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,224
Basement Finish	600
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Fixtures	2

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	2	1

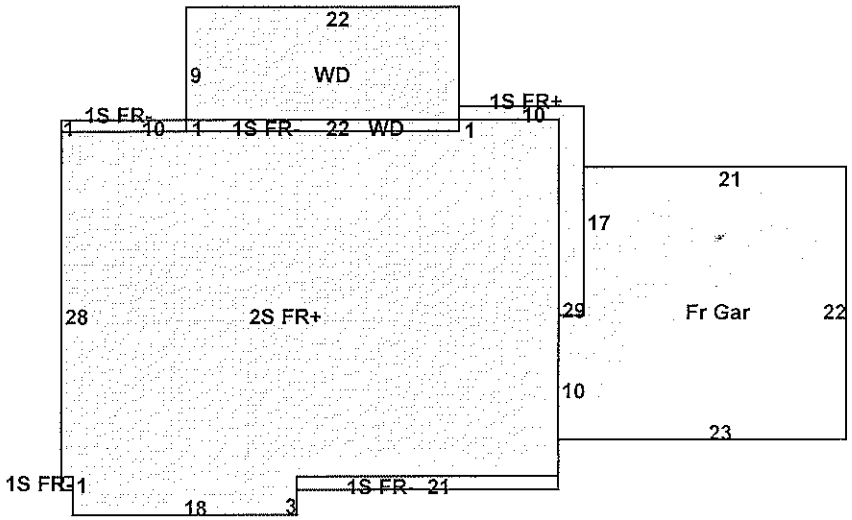
Description	Area/Qty	Value
Base Rate	2,460	193,799
Average Quality Basement Fi	600	9,000
Basement	1,224	18,360
Central Air	2,460	3,690
Extra Fixtures	2	600
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	240,949
Depr/Adjust Amount	0	24,095
Final Value (After Depr)	0	216,854

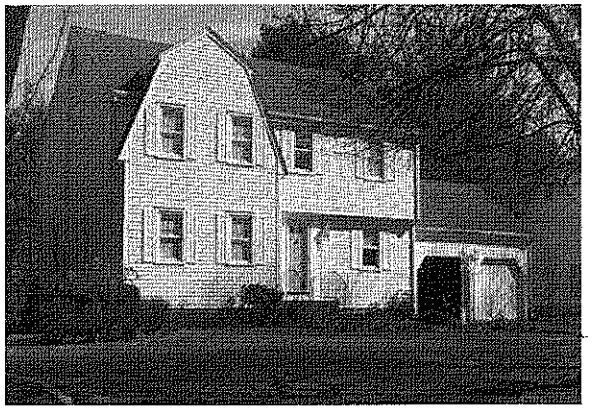
Grade Factor	0	Physical Depreciation %	10
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1982	Good	198	3,029
Wood Deck	1982	Good	22	337
Frame Garage	1982	Good	482	13,882

Total Building Value 234,102





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2008	Average	140	1,568					

Unique I 226024 Wethersfield Card No: 1

Location:	147 COLEMAN RD	Map/Lot:	226 024	Zone:	B	Date Printed:	10-15-19
911 Address:		Exempt		Nbhd:	93	Last Update:	10-15-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
RAHUSEN JENIFER MARIA	2094 /663	10-01-19	Warranty Deed	YES	220,000
147 COLEMAN RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
WALTERS JOSHUA G	1895 /0101	07-13-15		YES	210,000
CARRABBA STEPHEN A & CATHERINE M	1696 /0251	02-21-12		NO	0
CARRABBA STEPHEN A	1369 /0168	12-23-06		YES	170,000
MASSA DAVID C	0629 /0057	10-02-96		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
TP-16-31	02-11-16	1,200	No	Closed	100	10-01-16	CONNECT WATER LINES TO UPSTAIRS BATH
TE-16-50	02-09-16	800	No	Closed	100	10-01-16	REWIRE NEW DORMER
B-15-496	08-04-15	10,000	No	Closed	100	10-01-16	CONSTRUCT GABLED DORMER ON FRONT OF THE HOME. RESHINGLE ROOF ONCE DORM
TM-11-168	10-18-11	5,400	No	Permit Issue	100	10-01-12	INSTALL A/C UNIT AT SIDE OF HOUSE
BP06723	12-01-06	800	No	Permit Issue	100		Frame for new bth
PP06177	11-13-06	500	No	Permit Issue	100		Plumb new 1/2 bth

		State Item Codes						Appraised Value	
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	93,930
Dev Map	Dev Lot 14PT	11- Res Land	0.28	65,750				Total Building Value	88,571
Date	08/21/2017	13- Res Bldg	1.00	62,000				Total Outbuilding Value	4,047
Inspector	MF	14- Res Outbldg	2.00	2,830				Total Market Value	186,548
Action	Exterior Only								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.28	0.00	93,000	1.01	0	93,930				
Total	0.28					93,930				

Assessment History (Prior Years as of Oct 1)	Current	2018	2017	2016	2015
Land	65,750	65,760	64,300	64,300	64,300
Building	62,000	60,170	71,500	71,500	72,100
Outbuilding	2,830	2,830	1,900	1,900	0
Total	**130,580**	**128,760**	**137,700**	**137,700**	**136,400**

490 Appraised Totals	Type	Acres	Value	Type	Acres	Value
				Totals		

Comments

2016GL-2 FULL BTHS, PICTOMETRY
FUNC = NO HEAT 2ND FLOOR
2015 DEP CODE PER MLS
2012 C/A

Unique ID: 226024 Wethersfield

Location:	147 COLEMAN RD	**Unit**	
911 Address:			
Map/Block/Lot	226 024		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.40
Design (Style)	Cape
Construction	Wood Frame
Year Built	1934
Percent Complete	100
Finished Area	1,075

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	768
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Hot Tub	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0

Description

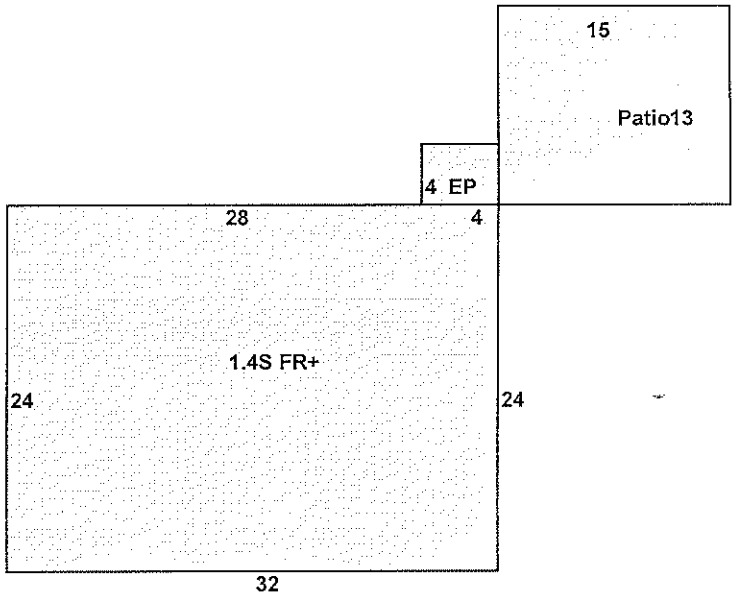
Description	Area/Qty	Value
Base Rate	1,075	94,579
Basement	768	11,520
Central Air	1,075	1,613
Fireplace	1	3,000
Full Baths	2	10,000
Hot Tub	1	2,000
Value Before Depr.	0	122,711
Depr/Adjust Amount	0	35,586
Final Value (After Depr)	0	87,125

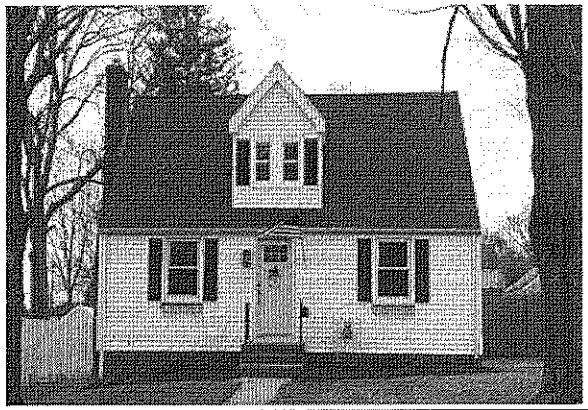
Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Patio	1934	Good	195	1,190
Enclosed Porch	1934	Good	20	256

Total Building Value 88,571





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1934	Average	180	3,802					
Frame Shed	1990	Average	35	245					

Unique I 145010 **Wethersfield** **Card No:** 1

Location:	18 SETTLER CIR	Map/Lot:	145 010	Zone:	A1	Date Printed:	10-15-19
911 Address:		Exempt		Nbhd:	125	Last Update:	10-15-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MISTERKA TIMOTHY M & HEATHER L	2094 /693	10-01-19		YES	339,900
18 SETTLER CIR WETHERSFIELD , CT 06109					
Additional Owners: MANCINI SALVATORE MANCINI PAUL MANCINI MARCO					
Prior Owner History					
MANCINI VERA L/U	2054 /45	08-16-18	Probate	NO	0
MANCINI CONCEZIO & VERA L/U	1839 /0162	06-16-14		NO	0
MANCINI CONCEZIO & VERA	0284 /0147	09-08-72		NO	0
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

			State Item Codes						Appraised Value	
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	125,000
Dev Map		Dev Lot 17	11- Res Land	0.34	87,500				Total Building Value	206,819
Date	04/04/2019	04/12/2004	13- Res Bldg	1.00	144,770				Total Outbuilding Value	893
Inspector	FE		14- Res Outbldg	1.00	630				Total Market Value	332,712
Action	PICTOMETRY	BAA Hearing-NC								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.34	0.00	125,000	1.00	0	125,000
Total	0.34					125,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	87,500	87,500	84,100	84,100	84,100
Building	144,770	145,310	142,100	142,100	142,600
Outbuilding	630	630	500	500	0
Total	**232,900**	**233,440**	**226,700**	**226,700**	**226,700**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-DOUBLE WD, CHG SKETCH, PATIO, PICTOMETRY
ADDNL KIT IN BSMT

Unique ID: 145010 Wethersfield

Location:	18 SETTLER CIR	Unit	
911 Address:			
Map/Block/Lot	145 010		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1973
Percent Complete	100
Finished Area	2,173

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,066
Basement Finish	750
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Kitchen	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	3	1

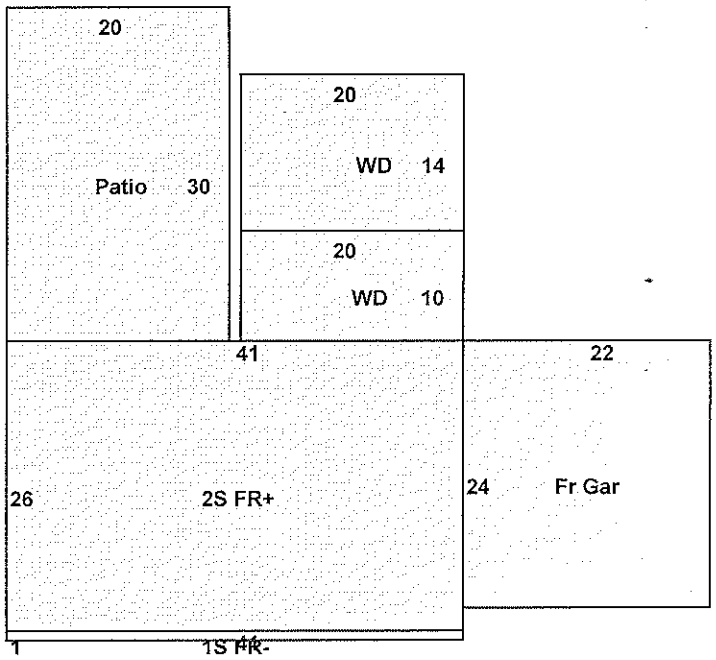
Description	Area/Qty	Value
Base Rate	2,173	179,664
Average Quality Basement Fi	750	11,250
Basement	1,066	15,990
Central Air	2,173	3,260
Extra Kitchen	1	7,500
Fireplace	1	3,000
Full Baths	3	15,000
Half Baths	1	2,500
Value Before Depr.	0	238,163
Depr/Adjust Amount	0	54,778
Final Value (After Depr)	0	183,386

Grade Factor	0	Physical Depreciation %	23
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1973	Average	200	2,618
Wood Deck	1973	Average	280	3,665
Frame Garage	1973	Average	528	13,010
Patio	1973	Average	600	4,140

Total Building Value 206,819



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2008	Fair	112	893					

Unique ID 063023 **Wethersfield** **Card No:** 1 1

Location:	164 TIMBER TRL	Map/Lot:	063 023	Zone:	A	Date Printed:	10-15-19
911 Address:		Exempt		Nbhd:	94	Last Update:	10-15-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DAVIS VICTOR N & DONNA M	2094 /706	10-01-19		YES	238,000
164 TIMBER TRL WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
P & B DESIGN LLC	2080 /102	04-16-19	Admin Deed	NO	140,925
MAYNARD DORIS L EST	2080 /101	04-16-19	Probate	NO	0
MAYNARD DORIS L EST	2070 /329	01-09-19	Probate	NO	0
MAYNARD DORIS L	0729 /0105	12-04-98		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-19-0541	07-23-19	7,627	No	Imported Rec	0	10-01-19	Siding & gutters.
B-19-0475	07-15-19	2,850	No	Imported Rec	0	10-01-19	Construct a 6' X 18' deck off the back of the house.
P-19-0152	06-13-19	2,900	No	Imported Rec	0	10-01-19	Rough & finish plumbing to toilet,lav,shower,sewer injector in basement
B-19-0333	06-11-19	5,211	No	Permit Issue	0	08-21-19	FINISH BASEMENT W/ BATH
E-19-0139	05-06-19	1,950	No	Imported Rec	0	10-01-19	Add kitchen plugs - recessed lights, rewire bathroom and wire new bathr
B-19-0221	04-23-19	4,875	No	Permit Issue	0	06-26-19	REMODEL KITCHEN & BATH. REPL 8 WINDOWS & 4 WINDOWS IN BASEMENT

Census/Tract	4924
Dev Map	Dev Lot 230E
Date	05/23/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.27	65,790			
13- Res Bldg	1.00	52,040			
14- Res Outbldg	2.00	5,840			

Appraised Value

Total Land Value	94,000
Total Building Value	74,337
Total Outbuilding Value	8,340
Total Market Value	176,677

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.27	0.00	94,000	1.00	0	94,000
Total	0.27					94,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,790	65,790	64,100	64,100	64,100
Building	52,040	52,040	56,800	56,800	60,600
Outbuilding	5,840	5,840	3,800	3,800	0
Total	**123,670**	**123,670**	**124,700**	**124,700**	**124,700**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 063023 Wethersfield

Location:	164 TIMBER TRL	Unit	
911 Address:			
Map/Block/Lot	063 023		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1950
Percent Complete	100
Finished Area	912

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	912
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	2	1	1	0

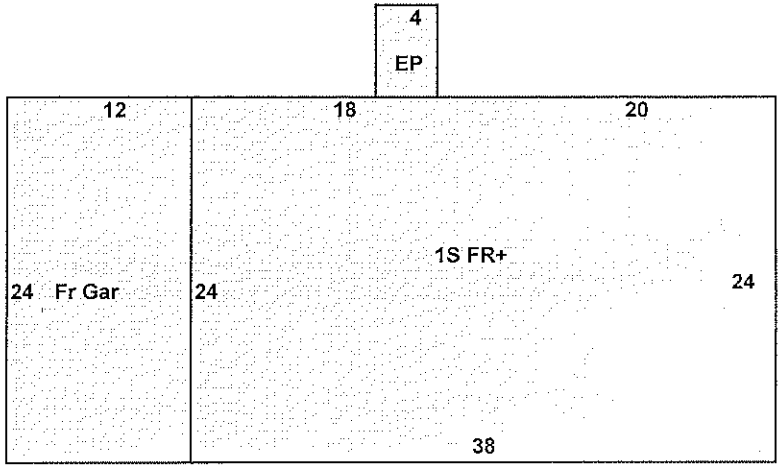
Description	Area/Qty	Value
Base Rate	912	75,039
Basement	912	13,680
Central Air	912	1,368
Fireplace	1	3,000
Full Baths	1	5,000
Value Before Depr.	0	98,087
Depr/Adjust Amount	0	30,407
Final Value (After Depr)	0	67,680

Grade Factor	0	Physical Depreciation %	31
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1950	Average	288	6,359
Enclosed Porch	1950	Average	24	298

Total Building Value 74,337



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1966	Average	288	6,728					
Open Porch	1966	Average	192	1,612					

Unique ID	204023	Wethersfield	Card No: 1 1

Location:	19 LINDBERGH DR	Map/Lot:	204 023	Zone:	B	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	93	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DRAKE FRANK J & KATHLEEN	2094 /743	10-02-19		YES	168,000
19 LINDBERGH DR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DAVIS PATRICK S	1854 /0130	09-29-14		YES	139,000
FRANCIONE ADELMO	0597 /0174	10-23-95		YES	106,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-14-353	09-08-14	1,400	No	Permit Issue	100	10-01-15	SVC CHG
BP01145	04-27-01	1,000	No	Permit Issue	100		Strip & reroof

Census/Tract	4922
Dev Map	Dev Lot 5
Date	05/16/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.18	65,100			
13- Res Bldg	1.00	43,820			
14- Res Outbldg	1.00	4,650			

Appraised Value

Total Land Value	93,000
Total Building Value	62,605
Total Outbuilding Value	6,636
Total Market Value	**162,241**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.18	0.00	93,000	1.00	0	93,000
Total	0.18					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,100	65,100	62,000	62,000	62,000
Building	43,820	43,820	53,100	53,100	56,000
Outbuilding	4,650	4,650	2,900	2,900	0
Total	**113,570**	**113,570**	**118,000**	**118,000**	**118,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 204023 **Wethersfield**

Location:	19 LINDBERGH DR	**Unit**	
911 Address:			
Map/Block/Lot	204 023		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1927
Percent Complete	100
Finished Area	864

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	864
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	2	1	1	0

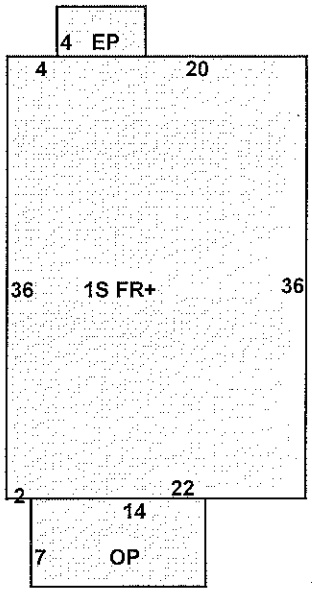
Description	Area/Qty	Value
Base Rate	864	72,265
Basement	864	12,960
Fireplace	1	3,000
Full Baths	1	5,000
Value Before Depr.	0	93,225
Depr/Adjust Amount	0	31,696
Final Value (After Depr)	0	61,528

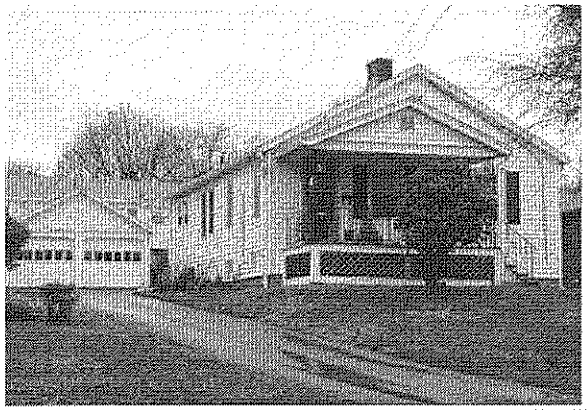
Grade Factor	0	Physical Depreciation %	34
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Enclosed Porch	1927	Average/Good	28	338
Open Porch	1927	Average/Good	98	744

Total Building Value **62,605**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1927	Average	324	6,636					

Unique ID 123026 **Wethersfield** **Card No:** 1[illegible]1

Location:	46 AMHERST ST	Map/Lot:	123 026	Zone:	A	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	103	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SADOWSKI KIMBERLY & KRIST JESSE	2094 /820	10-02-19		YES	236,000
46 AMHERST ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
ANGELUCCI DIANA M	1968 /0107	11-23-16		NO	0
SIDLIK JOSEPH S L/U	1825 /0220	03-03-14		NO	0
ANGELUCCI DIANA M	1601 /0287	07-27-10		NO	254,000
BONOMO EMANUELA EST C/O ROSS SUSAN EXEC	1601 /0285	07-27-10		NO	0
BONOMO EMANUELA EST C/O ROSS SUSAN EXEC	1543 /0032	07-22-09		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-10-101	11-08-10	48	No	Permit Issue	100		Replace gas boiler
M-10-29	08-04-10	8,000	No	Permit Issue	100		Install new a/c system
E-10-41	08-04-10	1,000	No	Permit Issue	100		Wire new a/c unit.
BP-1080	12-10-09	6,900	No	Permit Issue	100		Remove 1 layer & reroof
EP03346	10-30-03	400	No	Permit Issue	100		2 smoke detectors hard wired
BP03083	03-31-03	15,800	No	Permit Issue	100		Vinyl siding, repl windows, strip & rero

Census/Tract	4924
Dev Map	Dev Lot 150-
Date	08/25/2011
Inspector	CR
Action	49

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.18	70,660			
13- Res Bldg	1.00	85,750			
14- Res Outbldg	1.00	820			

Appraised Value

Total Land Value	100,940
Total Building Value	122,503
Total Outbuilding Value	1,169
Total Market Value	**224,612**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.18	0.00	103,000	0.98	0	100,940
Total	0.18					100,940

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	70,660	70,660	69,000	69,000	69,000
Building	85,750	85,750	87,400	87,400	88,400
Outbuilding	820	820	1,000	1,000	0
Total	**157,230**	**157,230**	**157,400**	**157,400**	**157,400**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2018GL-NEW DECK 2017, PICTOMETRY
PULL DOWN ATTIC STAIRS
2010-CENT A/C

Unique ID: 123026 **Wethersfield**

Location:	46 AMHERST ST	**Unit**	
911 Address:			
Map/Block/Lot	123 026		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1964
Percent Complete	100
Finished Area	1,734

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,008
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1

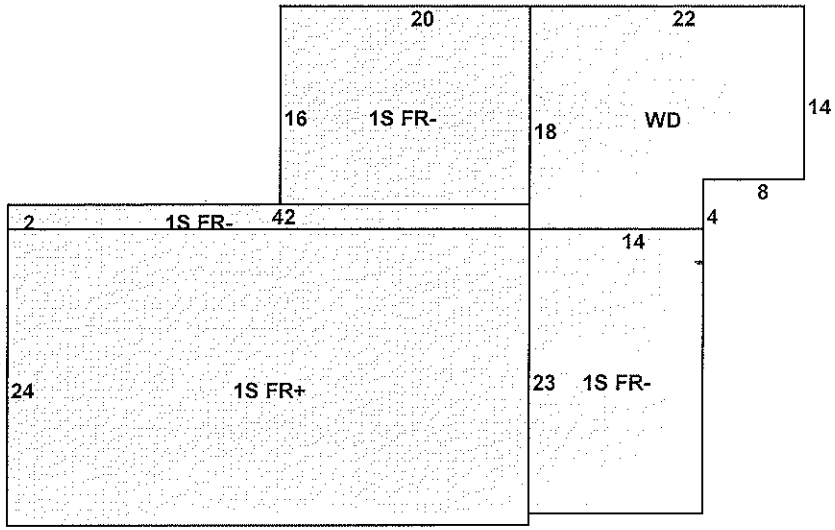
Description	Area/Qty	Value
Base Rate	1,734	119,091
Basement	1,008	15,120
Central Air	1,734	2,601
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	147,312
Depr/Adjust Amount	0	30,936
Final Value (After Depr)	0	116,377

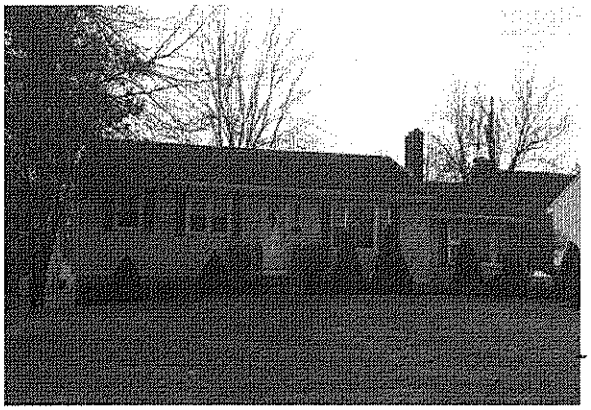
Grade Factor	0	Physical Depreciation %	21
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	2017	Good	364	6,126

Total Building Value **122,503**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2001	Good	96	1,169					

Unique ID 204088 **Wethersfield** **Card No:** 1 1

Location:	97 WELLS RD	**Map/Lot:**	204 088	**Zone:**	A	**Date Printed:**	10-16-19
911 Address:		**Exempt**		**Nbhd:**	90	**Last Update:**	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
AHMETOVIC SMAJO	2094 /838	10-02-19	Warranty Deed	YES	225,000
97 WELLS RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
GODLEWSKI ADAM & WIOLETTA	0863 /0055	08-03-01		YES	50,000
JACQUES PAUL	0768 /0272	08-30-99		NO	30,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
MP02203	12-31-02	4,500	No	Permit Issue	100		Bsbrd heat for modular house
PP02261	12-27-02	1,000	No	Permit Issue	100		sink,bsn,clst,dshwshr,dspsl,washmach-1st
BP02843	12-19-02	1,200	No	Permit Issue	100		3X4 & 8X10 decks
EP02371	11-13-02	1,400	No	Permit Issue	100		Wire modular home
BP02579	08-27-02	120,000	No	Permit Issue	100		SF residence

Census/Tract 4922
Dev Map **Dev Lot** 2
Date 05/23/2018
Inspector EQ
Action DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.26	63,000			
13- Res Bldg	1.00	110,900			
14- Res Outbldg	2.00	1,420			

Appraised Value

Total Land Value	90,000
Total Building Value	158,427
Total Outbuilding Value	2,027
Total Market Value	**250,454**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.26	0.00	90,000	1.00	0	90,000
Total	0.26					90,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	63,000	63,000	60,400	60,400	60,400
Building	110,900	110,900	111,200	111,200	111,600
Outbuilding	1,420	1,420	400	400	0
Total	**175,320**	**175,320**	**172,000**	**172,000**	**172,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 204088 **Wethersfield**

Location:	97 WELLS RD	**Unit**	
911 Address:			
Map/Block/Lot	204 088		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	2002
Percent Complete	100
Finished Area	1,584

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	792
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Laminate	Tile
Attic Access		
Walls	Drywall	
Fireplaces	0	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Central Vac	1
Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	1

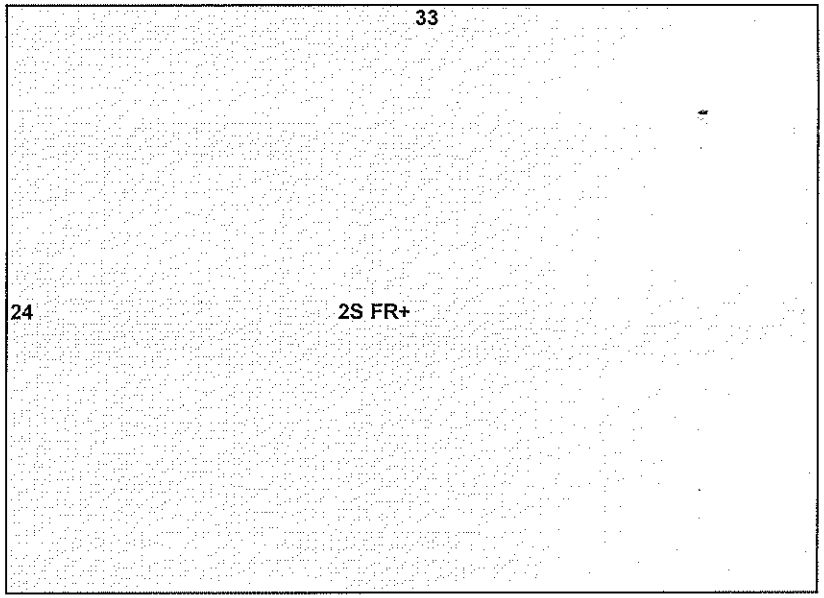
Description	Area/Qty	Value
Base Rate	1,584	142,085
Basement	792	11,880
Extra Fixtures	1	300
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	166,765
Depr/Adjust Amount	0	8,338
Final Value (After Depr)	0	158,427

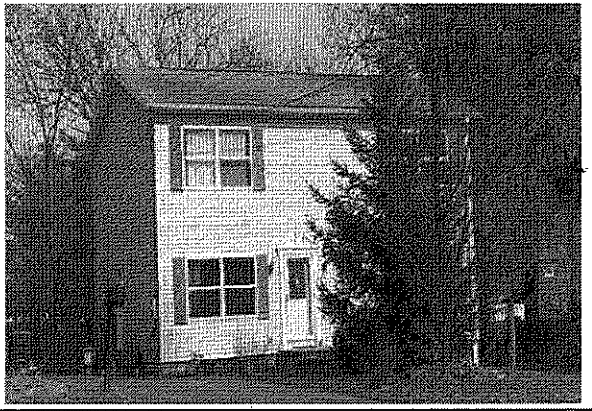
Grade Factor	0	Physical Depreciation %	5
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value

Total Building Value 158,427





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Det Masonry Patio	2006	Average	132	1,881
Metal Shed	2006	Average	80	146

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 16307900A5 **Wethersfield** **Card No:** 1[illegible]1

Location:	53 WOLCOTT HILL RD	**Map/Lot:**	163 079 00A5	**Zone:**	SRD	**Date Printed:**	10-16-19
911 Address:		**Exempt**		**Nbhd:**	010-	**Last Update:**	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
FUSCHI MICHAEL	2094 /980	10-04-19	Warranty Deed	YES	53,500
53 WOLCOTT HILL RD A5 WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
WEINGARTNER JUSTIN T	1186 /0311	08-18-04		YES	45,000
KREUZER ANTHONY J	0661 /0092	07-23-97		YES	22,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

Census/Tract	4923		
Dev Map		Dev Lot	A5
Date	05/19/2018	12/10/2008	
Inspector	EQ		
Action	DM No Change	Hearing-No Chng	

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	34,630			

Appraised Value

Total Land Value	0
Total Building Value	49,478
Total Outbuilding Value	0
Total Market Value	**49,478**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	34,630	34,630	46,600	46,600	46,600
Outbuilding	0	0	0	0	0
Total	**34,630**	**34,630**	**46,600**	**46,600**	**46,600**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

UNIQUE ID: 16307900A5

Wethersfield

LOCATION:	53 WOLCOTT HILL RD A5
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 00A5

GENERAL DESCRIPTION

Complex	Wolcott Hill
Model	First
Style	Condominium
Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1965
Percent Complete	100

FOUNDATION

Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel Type	Oil	
Cooling Type	Central	100 %

INTERIOR

Floors	Carpet	Vinyl
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	720	62,640
Central Air	720	1,080
Full Baths	1	5,000
Value Before Depr.	0	68,720
Depr/Adjust Amount	0	19,242
Final Value (After Dep	0	49,478

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	28
FUNCTIONAL DEPR %	0

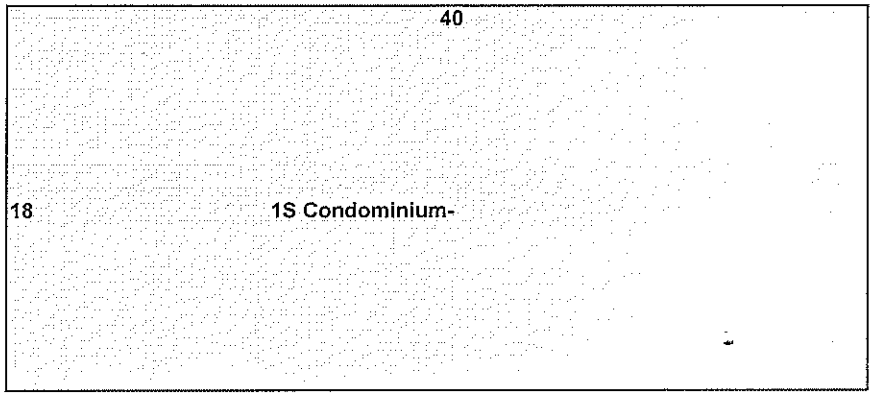
ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value

Unit Features

Location	
Floor/Unit Location	
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
720	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID 052009 **Wethersfield** **Card No:** 1 1

Location:	94 WHIPPOORWILL WAY	Map/Lot:	052 009	Zone:	AAOS	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	148	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
PESCE ROBERT E & TRISHA	2094 /1005	10-04-19		YES	801,192
94 WHIPPOORWILL WAY WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
UCCELLO DEVELOPMENT LLC	2064 /206	11-16-18	Affidavit	NO	0
UCCELLO DEVELOPMENT LLC	2064 /14	11-13-18	Other	NO	170,000
WHIPPOORWILL ESTATES LLC	1856 /0022	10-14-14		NO	208,334
IRELAND CAROL	0768 /0142	08-26-99		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
P-19-0136	05-28-19	0	No	Imported Rec	0	10-01-19	Plumbing and gas piping for new house. (Fee included in building permi
M-19-0106	05-28-19	20,000	No	Imported Rec	0	10-01-19	Install new Lennox heating & air conditioning system with ductwork.
E-18-0079	10-09-18	10,000	No	Permit Issue	0	06-24-19	COMPLETE ELECTRICAL OF NEW HOME. WIRE ALL PLUGS, SWITCHES, LIGHT FIXTU
B-18-0004	09-07-18	525,000	No	Permit Issue	0	06-24-19	CONSTRUCT NEW SINGLE-FAMILY HOME W/ 2-CAR GARAGE & COVERED REAR PORCH

		State Item Codes						Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	148,000
Dev Map	Dev Lot 5	51-Res Vac Land	0.52	103,600				Total Building Value	0
Date	10/26/2016							Total Outbuilding Value	0
Inspector	FE							Total Market Value	148,000
Action	Exterior Only								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Res Vacant Hous	0.52	0.00	148,000	1.00	0	148,000
Total	0.52					148,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	103,600	103,600	81,900	81,900	41,000
Building	0	0	0	0	0
Outbuilding	0	0	0	0	0
Total	**103,600**	**103,600**	**81,900**	**81,900**	**41,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2016GL- ROAD 100% COMPLETE

Unique ID: 052009 Wethersfield

Location:	94 WHIPPOORWILL WAY	Unit	
911 Address:			
Map/Block/Lot	052 009		

General Description	Description	Area/Qty	Value
Building Use			
Unit			
Overall Condition			
Class			
Stories			
Design (Style)			
Construction			
Year Built			
Percent Complete			

Finished Area 0
Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area 0
Basement Finish
Bsmt Room Style
Basement Walls
Outside Entry
Basement Garage Bays
Sump Pump

Grade Factor
Economic Depreciation %
Physical Depreciation %
Functional Depreciation %

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value

HVAC

Heating Type %
Fuel
Cooling Type %

Interior

Floors
Attic Access
Walls
Fireplaces
Wood Stoves

Exterior

Exterior
Roof Cover
Roof Type

Total Building Value

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath

Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 235001 **Wethersfield** **Card No:** 1 1

Location:	55 TOWN LINE RD	Map/Lot:	235 001	Zone:	SRD	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	C25	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
55 TOWN LINE ROAD LLC	2094 /1059	10-07-19	Warranty Deed	YES	950,000
477 CONNECTICUT BLVD #106 EAST HARTFORD , CT 06108					
Additional Owners:					
Prior Owner History					
ALBRO TOWN LINE LLC ATTN: NORMAN FINE	0587 /0216	03-31-95		NO	432,000
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-17-563	10-26-18	2,000	No	Closed	100	06-20-18	BUILD WALL AROUND COMPRESSOR. (COMMON AREA - NO TENANT)
E-17-348	10-04-18	1,500	No	Closed	100	06-20-18	REPL LIGHT FIXTURES IN REAR STAIRWELL. REPL EXISTING SUMP PUMP OUTLET
BP06695	11-09-06	8,000	No	Permit Issue	100		Reroof-2nd layer
MP06103	07-12-06	60,000	No	Permit Issue	100		Repl 3 RT A/C units

Census/Tract	4926	
Dev Map	Dev Lot	A
Date	05/22/2018	03/13/2019
Inspector	EQ	
Action	Measure & List	BAA Hearing-NC

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
21- Comm Land	0.85	132,300			
22-Comm Bldg	1.00	676,330			
25-Comm Outbldg	1.00	13,110			

Appraised Value

Total Land Value	189,000
Total Building Value	966,181
Total Outbuilding Value	18,734
Total Market Value	**1,173,915**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Primary Site	0.85	0.00	189,000	1.00	0	189,000
Total	0.85					189,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	132,300	132,300	127,300	127,300	127,300
Building	676,330	676,330	663,800	663,800	671,900
Outbuilding	13,110	13,110	8,100	8,100	0
Total	**821,740**	**821,740**	**799,200**	**799,200**	**799,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

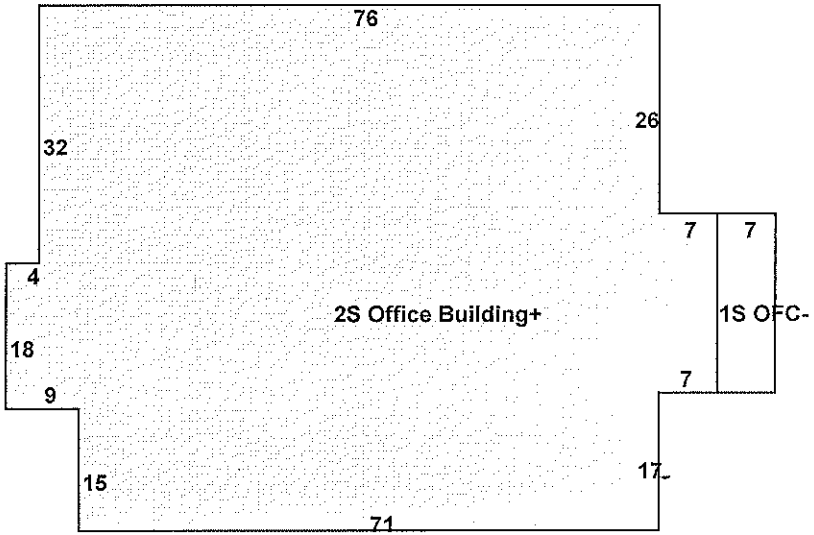
Comments

2018GL-INFORMAL HEARING N/C,BAA N/C
STOPS HYDRL
BODYCARE/PSYCHOLOGY SVCS/BELANGER/
MANDELL DMD
ELEV-GENERAL 1350 3
ROSENBERG/THOMSEN/COLLINS & MA

Unique ID: 235001 **Wethersfield**

Location: 55 TOWN LINE RD **Unit**

Use	Class	Quality	Stry	WH	Area	BG	Units
Office Building	Masonry	C	2	10	10,336	NO	
Office Building	Masonry	C	1	10	5,091	YES	



Commercial Building Description

Building Use	Office Building
Class	Masonry
Overall Condition	Good
Construction Quality	C
Stories	3.00
Year Built	1970
Remodel	
Percent Complete	100
GLA	10,336

Basement

Basement Area	5091
Basement Unfinished Area	

HVAC

Heating Type	Forced Hot Air	
Fuel Type	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Carpet
Walls	Drywall
Wall Height	10

Exterior

Exterior Walls	Brick
Roof Cover	Tar and Gravel

Special Features

Comm Pass Elev	3
Wet Sprinkler	15,427

Description	Area/Qty	Value
Base Value	15,427	1,030,520
Central Air	1,030,520	15,458
Commercial Passenger Elev	3	135,000
Wet Sprinklers	15,427	23,141
Value Before Depr.	0	1,204,118
Depr/Adjust Amount	0	204,700
Final Value (After Depr)	0	999,418

Grade Factor	0	Physical Depreciation %	17
Functional Depreciation %	0	Economical Depreciation %	0

Attached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Detached Component Computations

Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	14,500	18,734

Type	Year	Condition	Area/Qty	Value

Total Building Value

Building	1	Value	999,418
Valuation Method	I		

Unique ID 197012 Wethersfield Card No: 1 1

Location:	69 MEADOWGATE	Map/Lot:	197 012	Zone:	A1	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	113	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
FROST GREGORY & FREDERICKS ALISON	2095 /1	10-08-19		YES	319,000
69 MEADOWGATE WETHERSFIELD , CT 06109					
Additional Owners: ACKER LINDA J 2060/270					
Prior Owner History					
ACKER LINDA J	2085 /73	05-24-19	Probate	NO	0
ACKER MARJORIE G L/U	2060 /270	11-15-18	Quit Claim	NO	0
ACKER MARJORIE G	0683 /0313	01-21-98		NO	0
	/				
	/				

Building Permit

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	
EP04183	05-27-04	950	No	Permit Issue	100		Install circuit breakers

		State Item Codes						Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	113,000
Dev Map	Dev Lot 7	11- Res Land	0.36	79,100				Total Building Value	159,511
Date	05/06/2008	13- Res Bldg	1.00	111,660				Total Outbuilding Value	0
Inspector	DB							Total Market Value	272,511
Action	Measured & List								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.36	0.00	113,000	1.00	0	113,000
Total	0.36					113,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	79,100	79,100	77,000	77,000	77,000
Building	111,660	111,660	113,900	113,900	113,900
Outbuilding	0	0	0	0	0
Total	**190,760**	**190,760**	**190,900**	**190,900**	**190,900**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 197012 **Wethersfield**

Location:	69 MEADOWGATE	**Unit**	
911 Address:			
Map/Block/Lot	197 012		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1961
Percent Complete	100
Finished Area	1,960

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	972
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	2	1

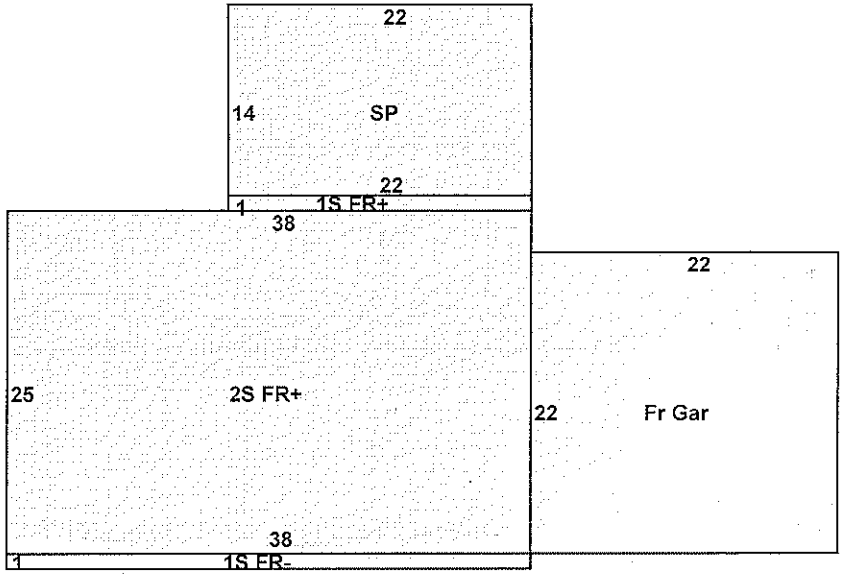
Description	Area/Qty	Value
Base Rate	1,960	168,168
Average Quality Basement Fi	400	6,000
Basement	972	14,580
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	204,248
Depr/Adjust Amount	0	59,232
Final Value (After Depr)	0	145,016

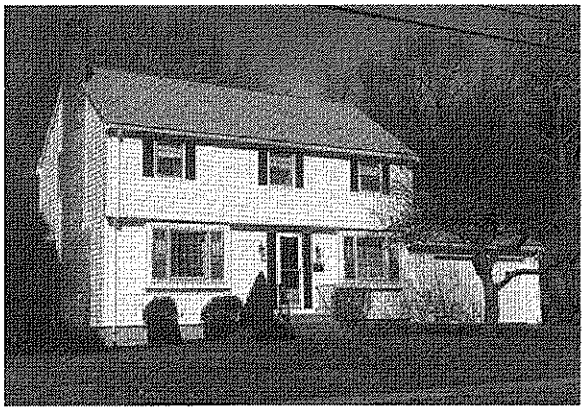
Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1961	Average	484	10,996
Screened Porch	1961	Average	308	3,499

Total Building Value 159,511





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 195009 | Wethersfield | Card No: 1 1

Location:	32 RANDY LN	Map/Lot:	195 009	Zone:	A1	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	113	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
HOPKINS JEFFREY M & BEAUREGARD ALEXA	2095 /24	10-08-19		YES	388,000
32 RANDY LN WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
OAKMONT PROPERTIES LLC	2091 /13	07-01-19	Other	NO	255,000
ROEDER RUSSELL C	1895 /0026	07-10-15		NO	0
ROEDER RUSSELL C + REGINA	1403 /0134	04-11-07		YES	345,000
GAGOSZ JAMES R & KATHLEEN A	0967 /0299	11-07-02		NO	333,000
GAGOSZ RICHARD M TRUSTEE	0689 /0259	03-06-98		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-12-238	11-19-12	5,000	No	Permit Issue	100	10-01-13	REPL EXISTING OIL BOILER W/ NATURAL GAS FIRED FORCED HOT WATER BOILER
P-12-58	03-02-12	850	No	Permit Issue	100	10-01-12	REPL WATER HEATER
BP-0628	11-21-08	6,000	No	Permit Issue	100		Strip & replace roof

		State Item Codes						Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	114,130
Dev Map	Dev Lot 51	11- Res Land	0.38	79,890				Total Building Value	182,577
Date	04/05/2013	13- Res Bldg	1.00	127,800				Total Outbuilding Value	0
Inspector	CR							Total Market Value	296,707
Action	49								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.38	0.00	113,000	1.01	0	114,130				
Total	0.38					114,130				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2018	2017	2016	2015	Type	Acres	Value	Type	Acres	Value
Land	79,890	79,890	77,600	77,600	77,600						
Building	127,800	127,800	115,700	115,700	115,700						
Outbuilding	0	0	0	0	0						
Total	207,690	207,690	193,300	193,300	193,300				Totals		

Comments

2009-REROOFED

Unique ID: 195009 **Wethersfield**

Location:	32 RANDY LN	**Unit**	
911 Address:			
Map/Block/Lot	195 009		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1959
Percent Complete	100
Finished Area	2,183

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,076
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	3	1	2	0

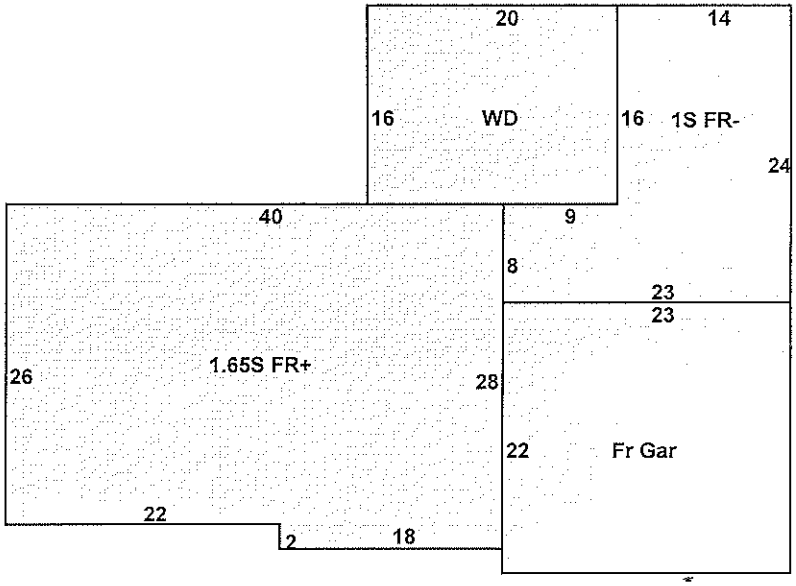
Description	Area/Qty	Value
Base Rate	2,183	175,753
Average Quality Basement Fi	400	6,000
Basement	1,076	16,140
Central Air	2,183	3,275
Fireplace	2	6,000
Full Baths	2	10,000
Value Before Depr.	0	217,168
Depr/Adjust Amount	0	49,949
Final Value (After Depr)	0	167,219

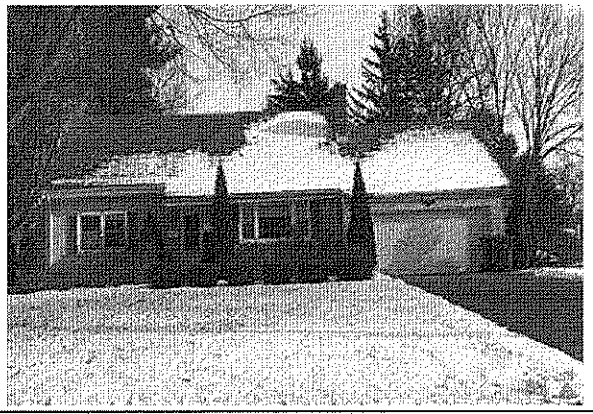
Grade Factor	0	Physical Depreciation %	23
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1959	Average	320	3,862
Frame Garage	1959	Average	506	11,496

Total Building Value **182,577**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 226012 **Wethersfield** **Card No:** 1 1

Location:	149 SPRING ST	**Map/Lot:**	226 012	**Zone:**	SRD	**Date Printed:**	10-16-19
911 Address:		**Exempt**		**Nbhd:**	153	**Last Update:**	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SECRETARY OF HOUSING & URBAN DEVELOP	2095 /103	10-09-19	Other	NO	0
SHEPARD MALL OFFICE COMPLEX 2401 NW 23RD ST #1D OKLAHOMA C					
Additional Owners:					
Prior Owner History					
HOME BRIDGE FINANCIAL SERVICES LLC	2082 /335	05-06-19	Foreclosure	NO	0
BYRNE MONAZA N	1937 /0338	05-26-16		YES	116,000
KARVELIS EDWARD J	1799 /0024	08-05-13		YES	130,000
CATALDI ANDREW J & MARILYN R	0594 /0083	08-25-95		YES	71,000
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
P-15-2	01-08-15	850	No	Permit Issue	100	10-01-15	REPL TUB & SHOWER FAUCET
P-13-284	12-05-13	850	No	Permit Issue	100	10-01-14	REPL WATER HEATER

Census/Tract	4921
Dev Map	**Dev Lot** 10
Date	06/24/2015
Inspector	CR
Action	49

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	87,940			

Appraised Value

Total Land Value	0
Total Building Value	125,634
Total Outbuilding Value	0
Total Market Value	**125,634**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	87,940	87,940	89,000	89,000	89,000
Outbuilding	0	0	0	0	0
Total	**87,940**	**87,940**	**89,000**	**89,000**	**89,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

.04 ACRES
2012 HARDWOOD PER MLS

UNIQUE ID: 226012

Wethersfield

LOCATION:	149 SPRING ST
911 ADDRESS:	
MAP/BLOCK/LOT:	226 012

GENERAL DESCRIPTION

Complex	Wthrsfld Twnhs
Model	Standard
Style	PUD
Building Use	Residential
Condition	Average
Class	C
Stories	2.00
Construction	
Year Built	1968
Percent Complete	100

FOUNDATION

Basement Area	576
Basement Finished Area	400
Room Style	Average
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Elec Baseboard	100 %
Fuel Type	Electric	
Cooling Type	None	0 %

INTERIOR

Floors	Hardwood
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,152	145,152
Average Quality Baseme	400	6,000
Basement	576	8,640
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	167,292
Depr/Adjust Amount	0	43,496
Final Value (After Dep	0	123,796

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	26
FUNCTIONAL DEPR %	0

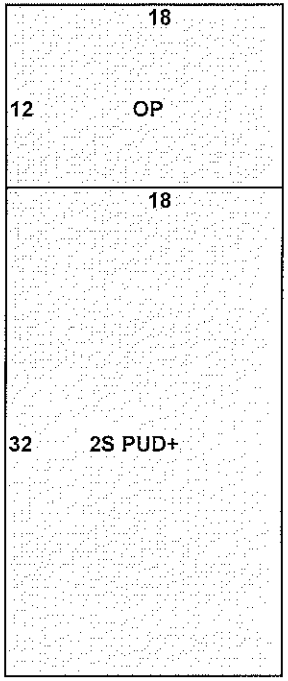
ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value
Open Porch	216	1,838

Unit Features

Location	
Floor/Unit Location	
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,152	5	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID	226054	Wethersfield	Card No: 1 1

Location:	40 CHAMBERLAIN RD	Map/Lot:	226 054	Zone:	B	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	110	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DAVIS PATRICK S	2095 /107	10-10-19	Warranty Deed	YES	245,000
40 CHAMBERLAIN RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MANOCCHION DONNA K	1581 /0070	03-08-10		NO	0
LEWIS DAVID A & MANOCCHIO DONNA K	0375 /0414	09-25-86		NO	142,455
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP-1091	12-10-09	7,000	No	Permit Issue	100	10-01-10	Remove damaged alulm. siding & replace w/ vinyl siding

Census/Tract	4922						
Dev Map		Dev Lot	45				
Date	05/07/2018						
Inspector	EQ						
Action	DM Change						

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.24	77,000			
13- Res Bldg	1.00	100,820			
14- Res Outbldg	1.00	3,240			

Appraised Value

Total Land Value	110,000
Total Building Value	144,025
Total Outbuilding Value	4,631
Total Market Value	258,656

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.24	0.00	110,000	1.00	0	110,000
Total	0.24					110,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	77,000	77,000	74,200	74,200	74,200
Building	100,820	100,820	108,400	108,400	110,300
Outbuilding	3,240	3,240	1,900	1,900	0
Total	**181,060**	**181,060**	**184,500**	**184,500**	**184,500**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2010 VINYL SDG

Unique ID: 226054 Wethersfield

Location:	40 CHAMBERLAIN RD	Unit	
911 Address:			
Map/Block/Lot	226 054		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C+
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1939
Percent Complete	100
Finished Area	1,960

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	660
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	1	1

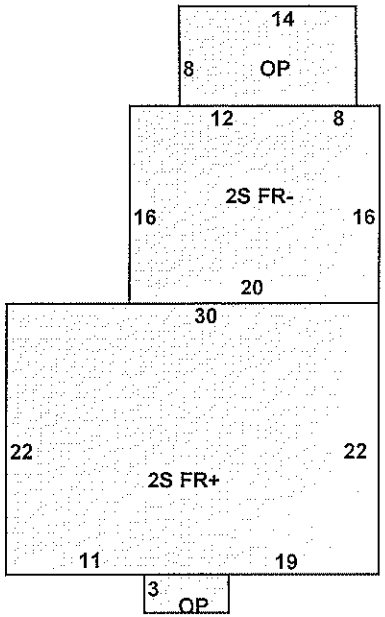
Description	Area/Qty	Value
Base Rate	1,960	176,576
Basement	660	10,395
Fireplace	1	3,150
Full Baths	1	5,250
Half Baths	1	2,625
Value Before Depr.	0	197,996
Depr/Adjust Amount	0	55,439
Final Value (After Depr)	0	142,557

Grade Factor	0	Physical Depreciation %	28
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Open Porch	1939	Good	21	183
Open Porch	1994	Good	112	1,285

Total Building Value 144,025



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1939	Average	216	4,631

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 102002R086 **Wethersfield** **Card No:** 1 1

Location:	53 BAILEYS LN	**Map/Lot:**	102 002 R086	**Zone:**	SRDA	**Date Printed:**	10-16-19
911 Address:		**Exempt**		**Nbhd:**		**Last Update:**	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
JASMINSKI MARY ANN	2095 / 129	10-10-19	Warranty Deed	YES	318,000
53 BAILEYS LN WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
KUDYBA ALEKSANDRA & ZYGMUNT	1717 / 0115	06-14-12		YES	285,000
ALBERA MARTIN	0961 / 0115	10-16-02		NO	0
ALBERA JOHN & ANTOINETTE A	0712 / 0301	08-06-98		YES	198,900
ALBERA JOHN & ANTOINETTE A	0712 / 0301	08-06-98		YES	198,900
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
P-19-0254	09-12-19	300	No	Permit Issue	0	09-30-19	INSTALL 10' OF 1/2" BLACK PIPE FOR GAS FIREPLACE

Census/Tract	4925					
Dev Map		**Dev Lot**	86			
Date	05/08/2018	12/15/2008				
Inspector	EQ					
Action	DM Change	Hearing-Change				

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	171,810			

Appraised Value

Total Land Value	0
Total Building Value	245,443
Total Outbuilding Value	0
Total Market Value	**245,443**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	171,810	171,810	197,000	197,000	197,000
Outbuilding	0	0	0	0	0
Total	**171,810**	**171,810**	**197,000**	**197,000**	**197,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

ZONING CHANGE PER PLANNING

UNIQUE ID: 102002R086

Wethersfield

LOCATION:	53 BAILEYS LN
911 ADDRESS:	
MAP/BLOCK/LOT:	102 002 R086

GENERAL DESCRIPTION

Complex	Collier Farms
Model	Style L
Style	Condominium
Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1997
Percent Complete	100

FOUNDATION

Basement Area	1,619
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel Type	Natural Gas	
Cooling Type	Central	100 %

INTERIOR

Floors	Hardwood
Fireplaces	1
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,614	198,522
Basement	1,619	24,285
Central Air	1,614	2,421
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	238,228
Depr/Adjust Amount	0	26,205
Final Value (After Dep	0	212,023

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	11
FUNCTIONAL DEPR %	0

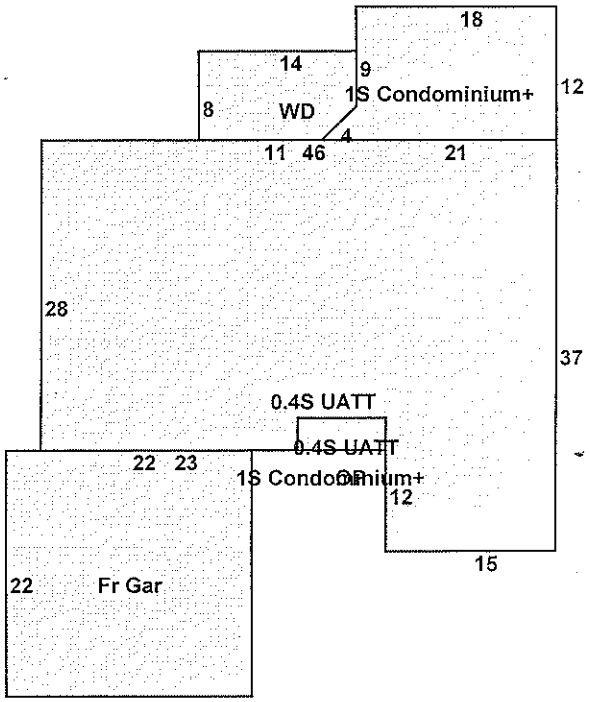
ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value
Unfinished Attic	10	312
Unfinished Attic	560	17,444
Wood Deck	108	1,634
Frame Garage	484	13,784
Open Porch	24	246

Unit Features

Location	
Floor/Unit Location	Free Standing
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,614	5	2	1	2	0



Description	Year Blt	Area/Qty	Value

Unique ID	085048	Wethersfield	Card No: 1 of 1

Location:	45 CLOVERCREST RD	Map/Lot:	085 048	Zone:	A1	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	126	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
BENGSTON SCOTT & MEGAN	2095 /131	10-10-19		YES	535,000
45 CLOVERCREST RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
SLIVA TIMOTHY R & LINDSAY M	1843 /0111	07-16-14		YES	499,950
SILVA TIMOTHY R & LINDSAY M	1837 /0025	05-30-14		YES	499,950
LEE JAMES & MONICA	1499 /0193	10-31-08		NO	0
LEE JAMES & MONICA	1483 /0223	07-01-08		YES	478,000
TSH HOMEBILDERS LLC	1340 /0136	06-13-06		NO	135,000

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
EP-252	09-30-08	1,500	No	Permit Issue	100		New wiring inn basement for 2 rms.& bath
BP-0367	08-12-08	7,500	No	Permit Issue	100		Remodel basement
MP07055	04-04-07	9,000	No	Permit Issue	100		LP warm air sys w/A/C
MP07054	04-03-07	2,000	No	Permit Issue	100		1000 lp tank & line to house
EP07077	03-29-07	9,000	No	Permit Issue	100		Wire for new home&A/C
PP07013	02-13-07	9,000	No	Permit Issue	100		Plumb for 2.5 bthrms

		State Item Codes						Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	126,000
Dev Map	Dev Lot 28B	11- Res Land	0.31	88,200				Total Building Value	373,182
Date	05/28/2015	13- Res Bldg	1.00	261,230				Total Outbuilding Value	0
Inspector	CR							Total Market Value	499,182
Action	45								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.31	0.00	126,000	1.00	0	126,000				
Total	0.31					126,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2018	2017	2016	2015	Type	Acres	Value	Type	Acres	Value
Land	88,200	88,200	75,700	75,700	75,700						
Building	261,230	261,230	225,900	225,900	224,800						
Outbuilding	0	0	0	0	0						
Total	349,430	349,430	301,600	301,600	300,500				Totals		

Comments

2018GL-PICTOMETRY
2013 PTO
NEW FOR 2006-LOT SPLIT FROM 085-018
MAP #2717 REC 3/29/06
2016GL-CHG PATIO SKETCH PICTOMETRY
2015 BATH CNT/DEP CODE PER MLS

Unique ID: 085048 **Wethersfield**

Location:	45 CLOVERCREST RD	**Unit**	
911 Address:			
Map/Block/Lot	085 048		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	B-
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	2007
Percent Complete	100
Finished Area	3,190

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,470
Basement Finish	500
Bsmt Room Style	Better
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel	Electric	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	3	1

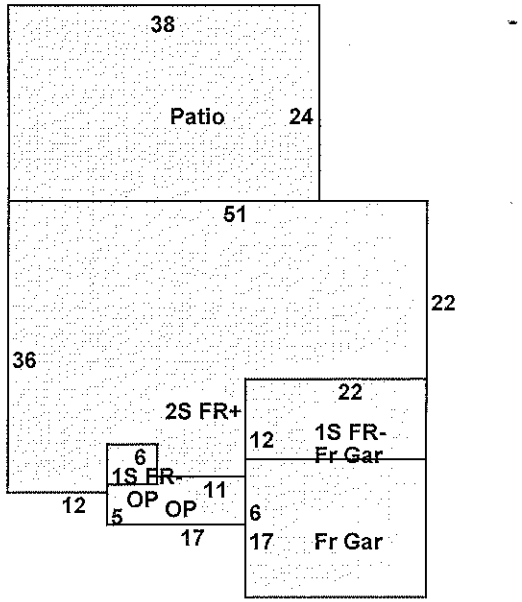
Description	Area/Qty	Value
Base Rate	3,190	283,272
Basement	1,470	25,358
Better Quality Basement Fin	500	17,250
Central Air	3,190	5,503
Fireplace	1	3,450
Full Baths	3	17,250
Half Baths	1	2,875
Value Before Depr.	0	354,957
Depr/Adjust Amount	0	10,649
Final Value (After Depr)	0	344,309

Grade Factor	0	Physical Depreciation %	3
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	2007	Average	220	6,829
Frame Garage	2007	Average	374	11,609
Patio	2016	Good	912	9,029
Open Porch	2007	Average	30	335
Open Porch	2007	Average	96	1,071

Total Building Value 373,182



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 076061 Wethersfield Card No: 1 1

Location:	484 RIDGE RD	Map/Lot:	076 061	Zone:	A1	Date Printed:	10-16-19
911 Address:		Exempt		Nbhd:	92	Last Update:	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
GILL FRANCIS J EST & MORRIS THOMAS &	2095 /168	10-11-19	Warranty Deed	YES	360,000
484 RIDGE RD WETHERSFIELD , CT 06109					

Additional Owners:

Prior Owner History						
GILL FRANCIS J EST &	FLIP IT LLC	2095 /165	10-11-19	Probate	NO	0
GILL FRANCIS J &	FLIP IT LLC	2074 /89	02-20-19	Warranty Deed	NO	162,500
GILL FRANCIS J & MARGARET B		0254 /0310	10-02-67		NO	0
		/				
		/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-19-0470	07-02-19	500	No	Imported Rec	0	10-01-19	Add new bedroom in finished basement .
E-19-0213	06-19-19	6,800	No	Imported Rec	0	10-01-19	Install new 200 amp service. New wiring in basement, kitchen and baths
M-19-0127	06-10-19	11,000	No	Imported Rec	0	10-01-19	Install 2.5 ton central AC with natural gas furnace , ductwork in the a
P-19-0139	05-31-19	8,100	No	Imported Rec	0	10-01-19	Replacement of DWV,water & gas lines in 3 bath house . New PVC & CSST &
B-19-0087	02-28-19	20,000	No	Permit Issue	0	06-18-19	FINISH BASEMENT & INSULATION. INSTALL NEW LVL BEAM B/W KITCHEN & LIVIN
TB-11-331	07-12-11	8,900	No	Permit Issue	100		STRIP & REROOF

Census/Tract	4924
Dev Map	Dev Lot 241-
Date	08/30/2011
Inspector	CR
Action	49

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.35	64,400			
13- Res Bldg	1.00	108,400			

Appraised Value

Total Land Value	92,000
Total Building Value	154,854
Total Outbuilding Value	0
Total Market Value	246,854

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.35	0.00	92,000	1.00	0	92,000
Total	0.35					92,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	64,400	64,400	65,800	65,800	65,800
Building	108,400	108,400	121,300	121,300	121,300
Outbuilding	0	0	0	0	0
Total	**172,800**	**172,800**	**187,100**	**187,100**	**187,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 076061 Wethersfield

Location:	484 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	076 061		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C+
Stories	1.00
Design (Style)	Ranch
Construction	Masonry
Year Built	1951
Percent Complete	100
Finished Area	1,788

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,788
Basement Finish	1,200
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior

Exterior	Brick/Masonr
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	2	1	2	0

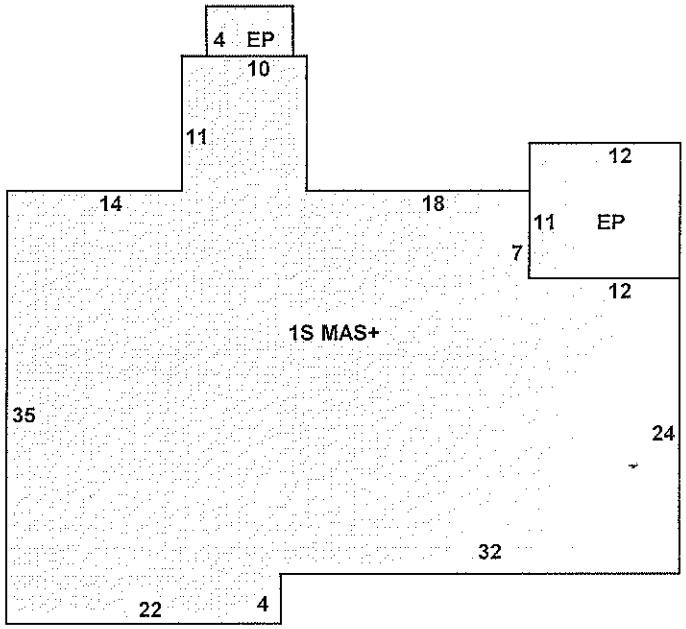
Description	Area/Qty	Value
Base Rate	1,788	135,387
Average Quality Basement Fi	1,200	18,900
Basement	1,788	28,161
Basement Garage Bays	2	4,200
Fireplace	2	6,300
Full Baths	2	10,500
Value Before Depr.	0	203,448
Depr/Adjust Amount	0	50,862
Final Value (After Depr)	0	152,586

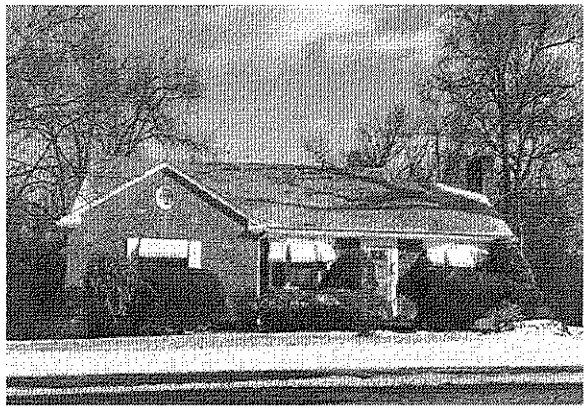
Grade Factor	0	Physical Depreciation %	25
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Enclosed Porch	1951	Good	132	1,871
Enclosed Porch	1951	Good	28	397

Total Building Value 154,854





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 096004 **Wethersfield** **Card No:** 1

Location:	60 BLUEBERRY HL	**Map/Lot:**	096 004	**Zone:**	AAOS	**Date Printed:**	10-16-19
911 Address:		**Exempt**		**Nbhd:**	128	**Last Update:**	10-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SMITH TRAVIS E & SARAH	2095 /209	10-11-19		YES	387,500
60 BLUEBERRY HILL WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DECARO MARGARIDA M	1009 /0242	03-12-03		NO	0
DECARO MARGARIDA M & VINCENT C	1009 /0226	03-12-03		NO	0
DECARO MARGARIDA M	0790 /0132	03-22-00		NO	0
DECARO VINCENT C & MARGARIDA M	0663 /0227	08-11-97		YES	285,000
	/				

Building Permit

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	
BP06352	08-02-06	4,700	No	Permit Issue	100	10-01-06	12X16 shed

Census/Tract	4926		
Dev Map		**Dev Lot**	1
Date	04/12/2013	11/24/1999	
Inspector	MF		
Action	Data Mailer Rec	Hearing-No Show	

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.93	93,180			
13- Res Bldg	1.00	214,340			
14- Res Outbldg	1.00	1,750			

Appraised Value

Total Land Value	133,120
Total Building Value	306,199
Total Outbuilding Value	2,500
Total Market Value	**441,819**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.93	0.00	128,000	1.04	0	133,120
Total	0.93					133,120

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	93,180	93,180	96,900	96,900	96,900
Building	214,340	214,340	205,400	205,400	207,400
Outbuilding	1,750	1,750	2,000	2,000	0
Total	**309,270**	**309,270**	**304,300**	**304,300**	**304,300**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

ABV GROUND POOL
2016GL-HALF BATH, PICTOMETRY

Unique ID: 096004 **Wethersfield**

Location:	60 BLUEBERRY HL	**Unit**	
911 Address:			
Map/Block/Lot	096 004		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C+
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1988
Percent Complete	100
Finished Area	2,870

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,402
Basement Finish	900
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood	Tile
Attic Access	Drop Stairs	
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	HIP

Special Features

Extra Kitchen	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
10	4	1	3	1

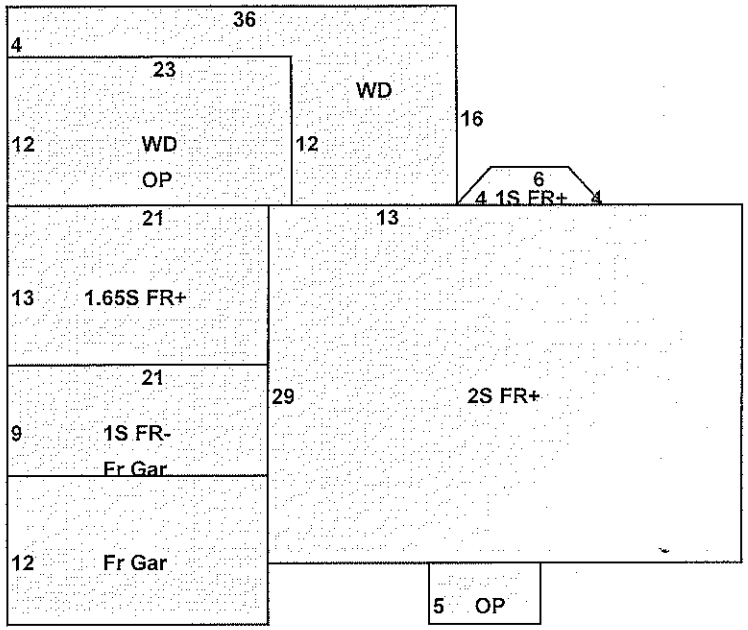
Description	Area/Qty	Value
Base Rate	2,870	235,053
Average Quality Basement Fi	900	14,175
Basement	1,402	22,082
Central Air	2,870	4,520
Extra Kitchen	1	7,875
Fireplace	1	3,150
Full Baths	3	15,750
Half Baths	1	2,625
Value Before Depr.	0	305,230
Depr/Adjust Amount	0	24,418
Final Value (After Depr)	0	280,811

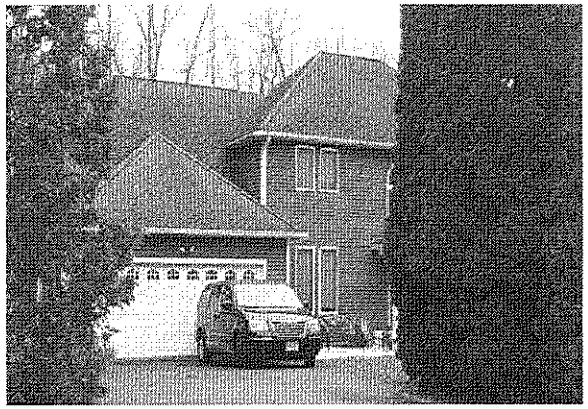
Grade Factor	0	Physical Depreciation %	8
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1988	Good	276	4,317
Wood Deck	1988	Good	300	4,692
Frame Garage	1988	Good	252	7,419
Frame Garage	1988	Good	189	5,564
Open Porch	1988	Good	276	2,920
Open Porch	1988	Good	45	476

Total Building Value **306,199**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2006	Good	192	2,500					

Unique ID 074024 **Wethersfield** **Card No:** 1[illegible]1

Location:	67 OAKDALE ST	**Map/Lot:**	074 024	**Zone:**	B	**Date Printed:**	10-21-19
911 Address:		**Exempt**		**Nbhd:**	103	**Last Update:**	10-21-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
ROBERTS WARREN & DEBORAH	2095 /227	10-11-19	Warranty Deed	YES	169,900
67 OAKDALE ST WETHERSFIELD , CT 06109					
Additional Owners:					

Prior Owner History					
SHEPHERD DONNA I & KNAPP-INTRAVIA JASON & ADRIA	1469 /0215	04-23-08		NO	0
INTRAVIA GEORGE	0157 /0608	05-12-55		NO	0
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-19-0240	07-08-19	1,800	No	Closed	100	10-01-19	Replace 100 amp service. New grounding.
BP-1015	12-04-09	5,632	No	Permit Issue	100		Remove 2 layers & reroof

Census/Tract	4923	
Dev Map		**Dev Lot** 41
Date	11/17/2010	12/16/2008
Inspector	CR	
Action	Exterior Only	Hearing-Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.18	72,100			
13- Res Bldg	1.00	66,420			

Appraised Value

Total Land Value	103,000
Total Building Value	94,890
Total Outbuilding Value	0
Total Market Value	**197,890**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.18	0.00	103,000	1.00	0	103,000
Total	0.18					103,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	72,100	72,100	69,000	69,000	69,000
Building	66,420	66,420	70,900	70,900	70,900
Outbuilding	0	0	0	0	0
Total	**138,520**	**138,520**	**139,900**	**139,900**	**139,900**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 074024 **Wethersfield**

Location:	67 OAKDALE ST	**Unit**	
911 Address:			
Map/Block/Lot	074 024		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1955
Percent Complete	100
Finished Area	1,080

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,080
Basement Finish	600
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	2	1	1	1

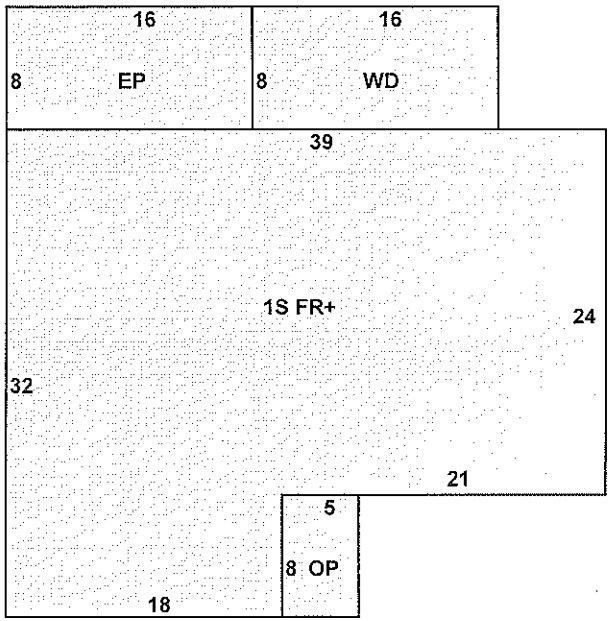
Description	Area/Qty	Value
Base Rate	1,080	87,394
Basement	1,080	16,200
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Low Quality Basement Finish	600	4,200
Value Before Depr.	0	118,294
Depr/Adjust Amount	0	27,208
Final Value (After Depr)	0	91,086

Grade Factor	0	Physical Depreciation %	23
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1955	Good	128	1,676
Enclosed Porch	1955	Good	128	1,774
Open Porch	1955	Good	40	354

Total Building Value 94,890



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 064039 **Wethersfield** **Card No:** 1c 1

Location:	120 MOHAWK LN	Map/Lot:	064 039	Zone:	A	Date Printed:	11-20-19
911 Address:		Exempt		Nbhd:	94	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
ALVAREZ LUZ	2095 /270	10-15-19	Trustee Deed	YES	200,000
120 MOHAWK LN WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
KENNEDY KATHLEEN M TRUSTEE	1886 /0013	05-22-15		NO	0
KENNEDY KATHLEEN	1847 /0221	08-11-14		YES	131,000
BASHURA GEORGE J III & LARISSA P	1051 /0126	06-23-03		YES	163,000
CRONIN ANTHONY R & LOWE BETTINA C	1051 /0124	06-23-03		NO	0
CRONIN MARIE L/U %ANTHONY CRONIN	0546 /0663	05-21-93		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-19-0064	03-13-19	1,000	No	Closed	100	06-13-19	REPL METER & SVC DROP WIRE
TB-11-487	09-21-11	4,200	No	Permit Issue	100		STRIP 1 LAYER & REROOF
091268	12-24-09	4,675	No	Permit Issue	100		ROOF
BP03745	11-18-03	4,288	No	Permit Issue	100		Repl 9 windows
BP-99-0406	08-09-99	4,000	No	Permit Issue	100		VINYL SIDING

		State Item Codes						Appraised Value	
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	94,000
Dev Map	Dev Lot 57	11- Res Land	0.25	65,800				Total Building Value	76,986
Date	05/23/2018	13- Res Bldg	1.00	53,890				Total Outbuilding Value	448
Inspector	EQ	14- Res Outbldg	1.00	310				Total Market Value	171,434
Action	DM No Change								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.25	0.00	94,000	1.00	0	94,000
Total	0.25					94,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,800	65,800	63,800	63,800	63,800
Building	53,890	53,890	55,300	55,300	55,700
Outbuilding	310	310	400	400	0
Total	**120,000**	**120,000**	**119,500**	**119,500**	**119,500**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

FUNC = BSM
2014-ADJ DEP/REMOVE FIN BSM/REMOVE CENT
CENT A/C = INOPERABLE PER OWNER
A/C

Unique ID: 064039 **Wethersfield**

Location:	120 MOHAWK LN	**Unit**	
911 Address:			
Map/Block/Lot	064 039		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1951
Percent Complete	100
Finished Area	1,000

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,000
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	2	1	1	0

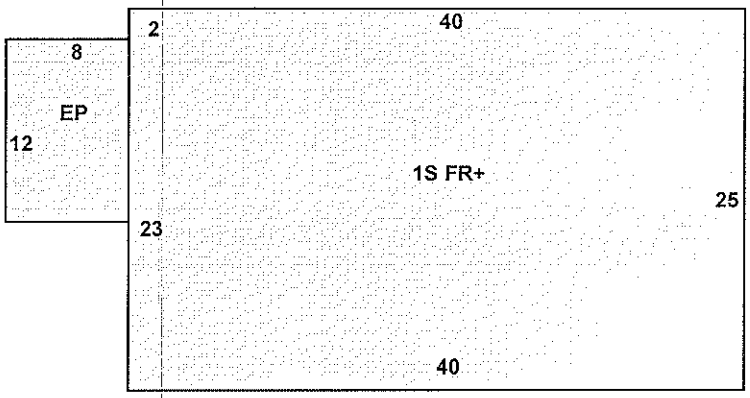
Description	Area/Qty	Value
Base Rate	1,000	80,920
Basement	1,000	15,000
Full Baths	1	5,000
Value Before Depr.	0	100,920
Depr/Adjust Amount	0	25,230
Final Value (After Depr)	0	75,690

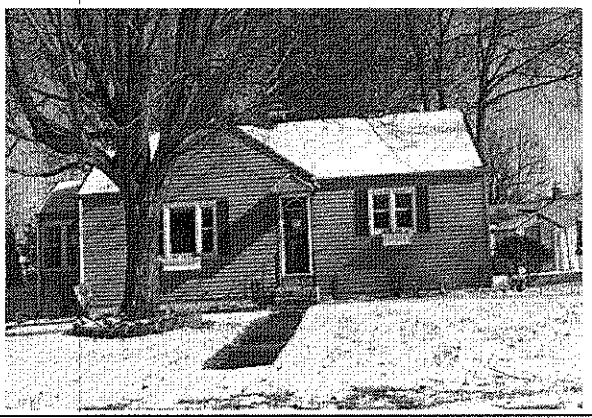
Grade Factor	0	Physical Depreciation %	25
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Enclosed Porch	1951	Good	96	1,296

Total Building Value 76,986





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1990	Average	64	448					

Unique ID	251017	Wethersfield	Card No: 1

Location:	481 MAIN ST	Map/Lot:	251 017	Zone:	A	Date Printed:	11-21-19
911 Address:		Exempt		Nbhd:	131	Last Update:	11-21-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
BOURDON PAUL	2095 /322	10-15-19	Warranty Deed	YES	450,000
481 MAIN ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
COURCHAINE DONNA R	1822 /0255	02-04-14		NO	0
COURCHAINE PAUL E & DONNA R	0320 /0344	02-19-80		NO	90,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-17-506	09-14-17	7,500	No	Permit Issue	100		DEMOLISH IN-GROUND POOL
B-17-86	03-09-17	15,000	No	Permit Issue	100		STRIP & REROOF
B-13-369	07-01-13	3,000	No	Permit Issue	100	10-01-13	REMOVE & INSTALL ON FRONT & BACK PART OF MAIN HOUSE
E-12-1	01-04-12	800	No	Permit Issue	100	10-01-12	REWIRE BATHROOM
P-11-257	12-30-11	1,800	No	Permit Issue	100	10-01-12	BATHROOM REMODEL
MP06005	01-04-06	4,769	No	Permit Issue	100		A/C condenser/air handler

Census/Tract	4921
Dev Map	Dev Lot 6
Date	05/23/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.75	94,450			
13- Res Bldg	1.00	190,150			
14- Res Outbldg	1.00	15,770			

Appraised Value

Total Land Value	134,930
Total Building Value	271,638
Total Outbuilding Value	22,526
Total Market Value	**429,094**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.75	0.00	131,000	1.03	0	134,930
Total	0.75					134,930

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	94,450	94,450	98,500	98,500	98,500
Building	190,150	190,150	179,300	179,300	195,700
Outbuilding	15,770	15,770	10,500	16,400	0
Total	**300,370**	**300,370**	**288,300**	**294,200**	**294,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2017GL-IG POOL REMOVED
4-12-08
BACKYARD EST-NO ACCESS-FENCE

Unique ID: 251017 **Wethersfield**

Location:	481 MAIN ST	**Unit**	
911 Address:			
Map/Block/Lot	251 017		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good
Class	B+
Stories	2.40
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1660
Percent Complete	100
Finished Area	3,572

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	766
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	10 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	4
Wood Stoves	0

Exterior

Exterior	Clapboards
Roof Cover	Wood
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	2	1	2	1

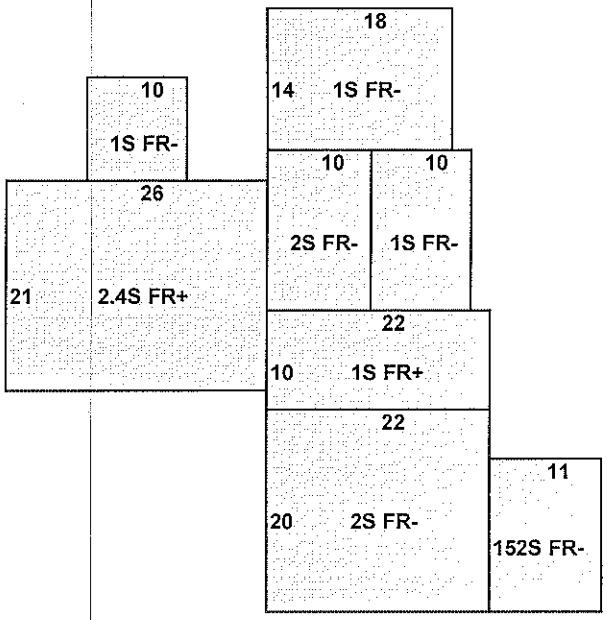
Description	Area/Qty	Value
Base Rate	3,572	368,595
Basement	766	15,512
Central Air	357	723
Fireplace	4	16,200
Full Baths	2	13,500
Half Baths	1	3,375
Value Before Depr.	0	417,905
Depr/Adjust Amount	0	146,267
Final Value (After Depr)	0	271,638

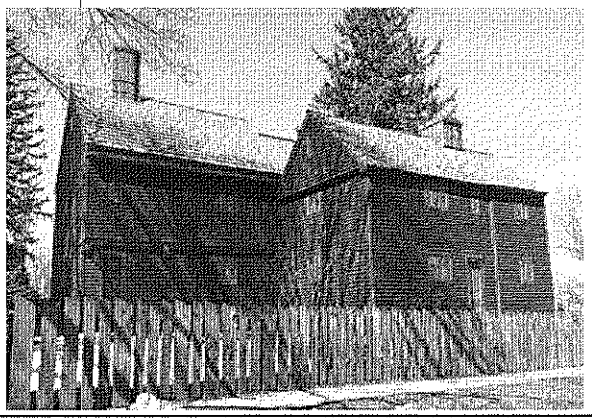
Grade Factor	0	Physical Depreciation %	35
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value

Total Building Value 271,638





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Garage w Loft	2002	Average	624	22,526

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	208032	Wethersfield	Card No: 1r 1

Location:	17 IRELAND RD	Map/Lot:	208 032	Zone:	A	Date Printed:	11-20-19
911 Address:	-	Exempt		Nbhd:	105	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
AZIZ JOSHUA J & ALLISON L	2095 /455	10-16-19		YES	300,000
70 MAIN ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
RIVER PROPERTY GROUP LLC THE	2095 /386	10-16-19	Affidavit	NO	0
RIVER PROPERTY GROUP LLC THE	2075 /258	03-06-19	Tax Col Deed	NO	76,500
GRODZKI TADEUSZ	1149 /0297	04-01-04		NO	0
GRODZKI STELLA	0392 /0427	07-13-87		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-19-0106	04-25-19	3,000	No	Closed	100	06-25-19	INSTALL NEW WIRING FOR KITCHEN & BATHROOM ALTERATIONS
E-19-0117	04-24-19	4,000	No	Closed	100	06-25-19	UPGR SVC. INSTALL WIRING FOR HEAT PUMP W/ ELECTRIC HEAT ACCESSORY. IN
P-19-0102	04-18-19	4,000	No	Closed	100	06-25-19	INSTALL WATER HEATER. REPL BSMNT FIXTURES: TOILET, LAV, KNEEL ANGEL SH
M-19-0076	04-16-19	14,000	No	Closed	100	06-25-19	REMOVE EXISTING CENTRAL A/C & INSTALL HEAT PUMP
B-19-0161	04-16-19	37,500	No	Closed	100	06-25-19	REPL WINDOWS & 3 EXTERIOR DOORS. REMODEL KITCHEN & FIRST FLR BATHROOM.
P-19-0096	04-11-19	5,000	No	Closed	100	06-25-19	REMODELING KITCHEN SINK, DISHWASHER & ICE MAKER WATERLINE. REMODELING

		State Item Codes						Appraised Value	
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	105,000
Dev Map	Dev Lot 3	11- Res Land	0.25	73,500				Total Building Value	143,758
Date	07/05/2019	13- Res Bldg	1.00	100,630				Total Outbuilding Value	0
Inspector								Total Market Value	248,758
Action	PICTOMETRY								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.25	0.00	105,000	1.00	0	105,000				
Total	0.25					105,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2018	2017	2016	2015	Type	Acres	Value	Type	Acres	Value
Land	73,500	73,500	70,900	70,900	70,900						
Building	100,630	65,240	67,300	67,300	67,300						
Outbuilding	0	0	0	0	0						
Total	174,130	138,740	138,200	138,200	138,200				Totals		

Comments

2019GE-FULL REMODEL, 760 FBA, HEAT PUMP, CARPORT REMOVED, OPEN PORCH, LISTING
PULL DOWN ATTIC ACCESS

Unique ID: 208032 **Wethersfield**

Location:	17 IRELAND RD	**Unit**	
911 Address:			
Map/Block/Lot	208 032		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good/Ex
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1960
Percent Complete	100
Finished Area	1,172

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,172
Basement Finish	760
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Heat Pump	100 %
Fuel	Electric	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	2	0

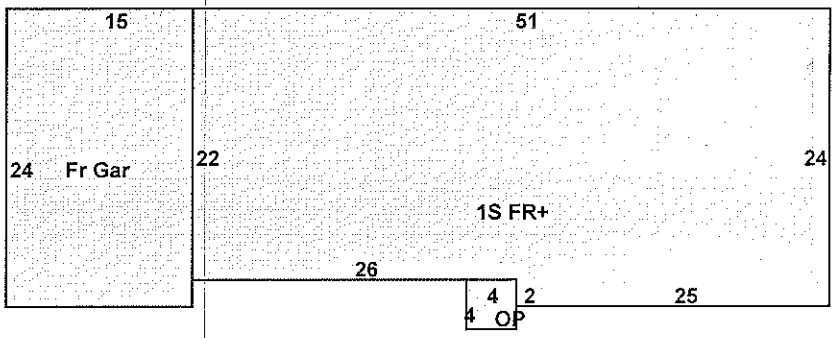
Description	Area/Qty	Value
Base Rate	1,172	93,244
Average Quality Basement Fi	760	11,400
Basement	1,172	17,580
Central Air	1,172	1,758
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	136,982
Depr/Adjust Amount	0	4,109
Final Value (After Depr)	0	132,873

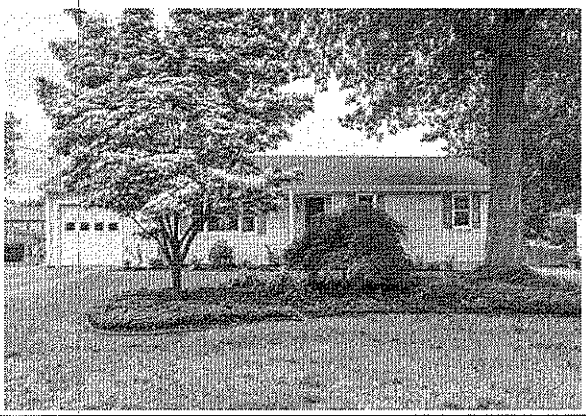
Grade Factor	0	Physical Depreciation %	3
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1960	Very Good	360	10,714
Open Porch	1960	Very Good	16	171

Total Building Value 143,758





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	2350020002	Wethersfield	Card No: 1

Location:	27 TOWN LINE RD	Map/Lot:	235 002 0002	Zone:	RC	Date Printed:	11-20-19
911 Address:		Exempt		Nbhd:	C05	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SCATA FAMILY LIMITED PARTNERSHIP	2095 /500	10-16-19	Warranty Deed	YES	775,000
27 TOWN LINE RD WETHERSFIELD , CT 06109					

Additional Owners:

Prior Owner History					
HINES SUDDEN SERVICE INC	0291 /0912	04-15-74		NO	0
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New House	Status	% Comp	Est Completion	Building Permit
PP-0113	08-28-08	28,000	No	Permit Issue	100		PLMB FOR HINES SUDDEN SERVICE
MP-0150	08-22-08	32,000	No	Permit Issue	100		INSTALL HTG & A/C AT 27 TLR
EP-0172	07-17-08	70,000	No	Permit Issue	100		WIRE OFFICE BUILDING

Census/Tract	
Dev Map	Dev Lot
Date	05/22/2017
Inspector	EQ
Action	Measure & List

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
24-Comm Condo	1.00	576,820			
27-Com Cndo Opt	1.00	12,500			

Appraised Value

Total Land Value	0
Total Building Value	824,030
Total Outbuilding Value	17,860
Total Market Value	841,890

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	576,820	576,820	199,900	199,900	210,000
Outbuilding	12,500	12,500	10,100	10,100	0
Total	**589,320**	**589,320**	**210,000**	**210,000**	**210,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

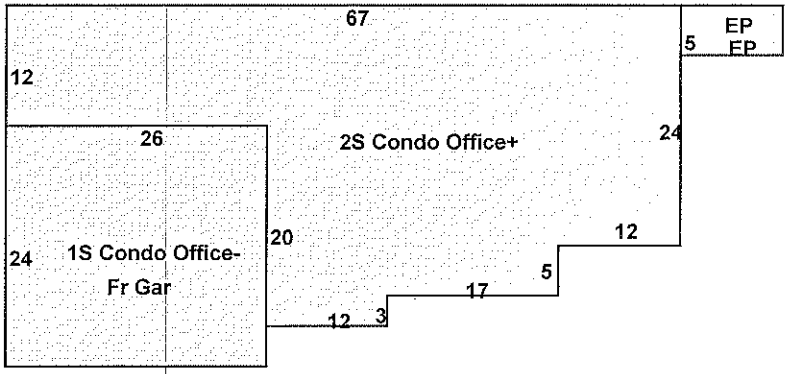
Comments

CHOWDHURY-HINES BUSINESS PARK
2014-CREATED OFFICE CONDO PER ENG
CONDOMINIUM

Unique ID: 2350020002 **Wethersfield**

Location: 27 TOWN LINE RD **Unit**

Use	Class	Quality	Stry	WH	Area	BG	Units
Condo Office	Masonry	B-	2	14	2,954	NO	
Condo Office	Masonry	B-	1	14	624	NO	



Commercial Building Description	
Building Use	Condo Office
Class	Masonry
Overall Condition	Average
Construction Quality	B
Stories	2.00
Year Built	2008
Remodel	
Percent Complete	100
GLA	3,578
Basement	
Basement Area	1477
Basement Unfinished Area	1477
HVAC	
Heating Type	Forced Hot Air
Fuel Type	Natural Gas
Cooling Type	Central 3 %
Interior	
Floors	Carpet
Walls	Drywall
Wall Height	14
Exterior	
Exterior Walls	
Roof Cover	
Special Features	

Description	Area/Qty	Value
Base Value	3,578	274,035
Central Air	274,035	4,111
Unfinished Basement Area	-1,477	29,540
Value Before Depr.	0	307,685
Depr/Adjust Amount	0	9,231
Final Value (After Depr)	0	298,455

Grade Factor	-35	Physical Depreciation %	3
Functional Depreciation %	0	Economical Depreciation %	0

Attached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	2008	Average	624	24,211
Enclosed Porch	2008	Average	50	1,091
Enclosed Porch	2008	Average	50	1,091

Detached Component Computations

Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	5,000	17,860

Type	Year	Condition	Area/Qty	Value

Total Building Value

Building 1 Value 324,848

Valuation Method

Unique ID	219033	Wethersfield	Card No: 1 1

Location:	365 GARDEN ST	Map/Lot:	219 033	Zone:	B	Date Printed:	11-20-19
911 Address:		Exempt		Nbhd:	107	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TOBIAS MICHAEL & LAYMAN MELISSA A	2095 /595	10-16-19		YES	206,200
365 GARDEN ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
KINGSTON KEVIN	2091 /212	07-05-19	Warranty Deed	YES	189,900
CORMIER ROLAND P	1500 /0313	11-13-08		NO	0
CORMIER ROLAND P & SALLY M	0318 /0649	09-25-79		NO	54,500
	/				
	/				

Permit Number	Date	Cost	New House	Status	% Comp	Est Completion	Building Permit
E-19-0108	04-15-19	2,100	No	Closed	100	06-25-19	SVC CHNG. CHANGING RISER & PANEL CHANGE FROM FUSES TO CIRCUIT BREAKERS
B-16-617	10-18-16	3,600	No	Permit Issue	100		STRIP & REROOF

		State Item Codes						Appraised Value	
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	107,000
Dev Map	Dev Lot 21	11- Res Land	0.24	74,900				Total Building Value	91,798
Date	06/05/2019	13- Res Bldg	1.00	64,260				Total Outbuilding Value	100
Inspector		14- Res Outbldg	1.00	70				Total Market Value	198,898
Action	LISTING REVIEW								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.24	0.00	107,000	1.00	0	107,000
Total	0.24					107,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	74,900	74,900	73,200	73,200	73,200
Building	64,260	72,870	74,900	74,900	75,000
Outbuilding	70	70	100	100	0
Total	**139,230**	**147,840**	**148,200**	**148,200**	**148,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-TSP, AVG CONDITION, LISTING

Unique ID: 219033 **Wethersfield**

Location:	365 GARDEN ST	**Unit**	
911 Address:			
Map/Block/Lot	219 033		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1961
Percent Complete	100
Finished Area	1,256

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,256
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	HIP

Special Features

Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	1	0

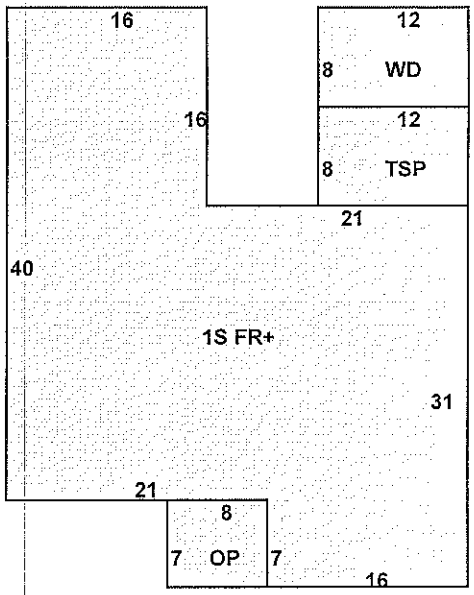
Description	Area/Qty	Value
Base Rate	1,256	97,365
Basement	1,256	18,840
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	1	5,000
Value Before Depr.	0	124,505
Depr/Adjust Amount	0	36,106
Final Value (After Depr)	0	88,399

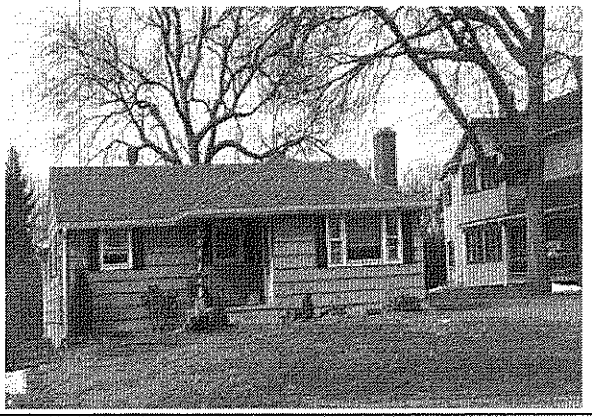
Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1961	Good	96	1,322
Open Porch	1961	Good	56	522
Three Season Porch	1961	Good	96	1,555

Total Building Value **91,798**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Metal Shed	2008	Fair	70	100					

Unique ID 080032 **Wethersfield** **Card No:** 1

Location:	19 GLENWOOD DR	**Map/Lot:**	080 032	**Zone:**	A1	**Date Printed:**	11-20-19
911 Address:		**Exempt**		**Nbhd:**	113	**Last Update:**	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CICERO ROBERT & GINA	2095 /667	10-18-19		YES	350,000
19 GLENWOOD DR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
JASMINSKI MARY ANN	2095 /666	10-18-19	Probate	NO	0
JASMINSKI ROBERT A & MARY ANN	0290 /0219	10-18-73		NO	0
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP-0195	06-27-08	10,900	No	Permit Issue	100		Vinyl siding
MP03140	08-28-03	7,384	No	Permit Issue	100		CNTRL A/C
EP03245	08-01-03	1,500	No	Permit Issue	100		200 AMP SERVICE

		State Item Codes						Appraised Value	
Census/Tract	4925	**Code**	**Quantity**	**Value**	**Code**	**Quantity**	**Value**	**Total Land Value**	113,000
Dev Map	**Dev Lot** 3	11- Res Land	0.31	79,100				**Total Building Value**	193,308
Date	05/23/2018	13- Res Bldg	1.00	135,310				**Total Outbuilding Value**	10,940
Inspector	EQ	14- Res Outbldg	2.00	7,660				**Total Market Value**	**317,248**
Action	DM Change								

Acres							Influence Factors			
Land Type	**Acres**	**490**	**Rate**	**Adj**	**Influence**	**Total Value**	**Land Type**	**Influence**	**Reason**	**Comment**
House Lot	0.31	0.00	113,000	1.00	0	113,000				
Total	0.31					113,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	**2018**	**2017**	**2016**	**2015**	**Type**	**Acres**	**Value**	**Type**	**Acres**	**Value**
Land	79,100	79,100	75,700	75,700	75,700						
Building	135,310	112,540	116,200	116,200	123,400						
Outbuilding	7,660	7,660	7,200	7,200	0						
Total	**222,070**	**199,300**	**199,100**	**199,100**	**199,100**				**Totals**		

Comments

2019GL-CHANGE SKETCH

Unique ID: 080032 **Wethersfield**

Location:	19 GLENWOOD DR	Unit	
911 Address:			
Map/Block/Lot	080 032		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C+
Stories	2.00
Design (Style)	Split Level
Construction	Wood Frame
Year Built	1969
Percent Complete	100
Finished Area	2,125

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	975
Basement Finish	360
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	1
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Gas FP	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	2	1

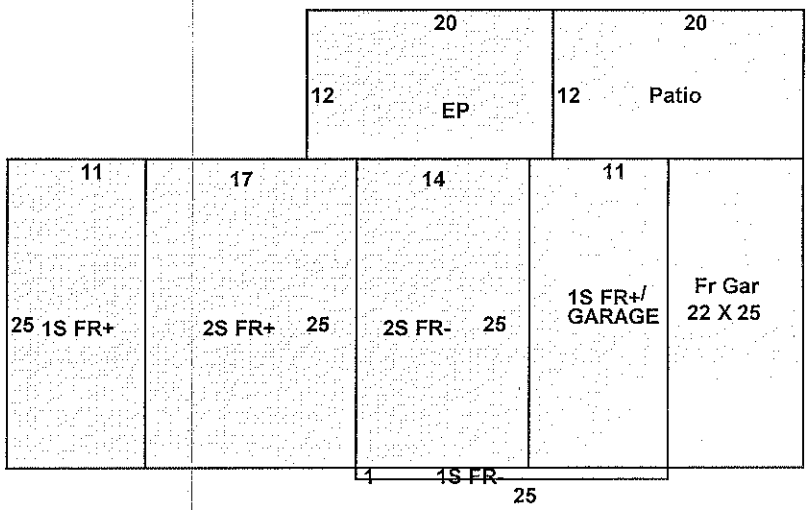
Description	Area/Qty	Value
Base Rate	2,125	151,725
Basement	975	15,356
Basement Garage Bays	1	2,100
Central Air	2,125	3,347
Finished Lower Level	360	13,230
Fireplace	1	3,150
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	202,033
Depr/Adjust Amount	0	30,305
Final Value (After Depr)	0	171,728

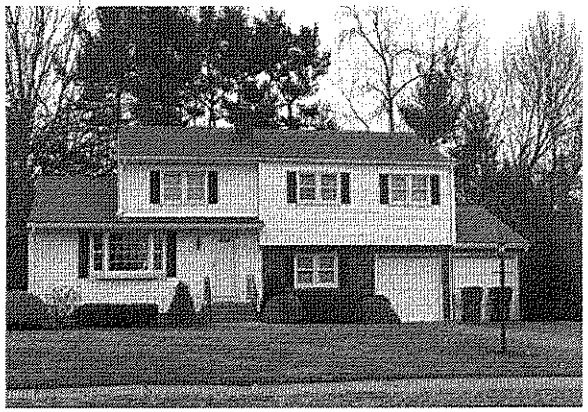
Grade Factor	0	Physical Depreciation %	15
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1969	Good	550	15,708
Patio	1969	Good	240	2,016
Enclosed Porch	1969	Good	240	3,856

Total Building Value 193,308





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Vinyl Pool	1983	Average	648	10,050					
Frame Shed	1999	Average	120	890					

Unique ID 016098 **Wethersfield** **Card No:** 1 1

Location:	35 TINSMITH XING	Map/Lot:	016 098	Zone:	SRD	Date Printed:	03-24-20
911 Address:		Exempt		Nbhd:	010-	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
BERNARD RACHEL L	2095 /710	10-21-19	Warranty Deed	YES	186,000
35 TINSMITH XING WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
SHETH MAMTA B	1849 /0275	08-25-14		YES	142,900
EATON BARBARA J	0697 /0048	04-28-98		YES	108,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-14-411	06-19-14	2,700	No	Permit Issue	100	10-01-14	STRIP & REPL ROOFING

		State Item Codes						Appraised Value	
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	0
Dev Map	Dev Lot 115	15- Condominium	1.00	125,670				Total Building Value	179,532
Date	04/20/2015							Total Outbuilding Value	0
Inspector	SB							Total Market Value	179,532
Action	Letter Sent								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2019	2018	2017	2016
Land	0	0	0	0	0
Building	125,670	125,670	125,670	139,900	139,900
Outbuilding	0	0	0	0	0
Total	**125,670**	**125,670**	**125,670**	**139,900**	**139,900**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

.08 ACRES
2014 FBM
2016GL-CHG FBA
KITCHEN IN BSMT-PER LISTING
2015-2.5 BTHS, FULLY FIN BSMT, EXTRA
END UNIT

UNIQUE ID: 6098

Wethersfield

LOCATION:	35 TINSMITH XING
911 ADDRESS:	
MAP/BLOCK/LOT:	016 098

GENERAL DESCRIPTION

Complex Crossings

Model Hickory

Style Condominium

Building Use	Residential
Condition	Average
Class	C+
Stories	2.00
Construction	
Year Built	1985
Percent Complete	100

FOUNDATION

Basement Area	664
Basement Finished Area	664
Room Style	Average
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel Type	Natural Gas	
Cooling Type	Central	100 %

INTERIOR

Floors	Carpet
Fireplaces	1
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

Extra Kitchen	1

DESCRIPTION	AREA	VALUE
Base Rate	1,241	162,571
Average Quality Baseme	664	10,458
Basement	664	10,458
Central Air	1,241	1,955
Extra Kitchen	1	7,875
Fireplace	1	3,150
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	209,592
Depr/Adjust Amount	0	37,726
Final Value (After Dep	0	171,865

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	18
FUNCTIONAL DEPR %	0

ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value
Wood Deck	72	1,054
Frame Garage	192	5,290
Frame Garage	48	1,323

Unit Features

Location

Floor/Unit Location

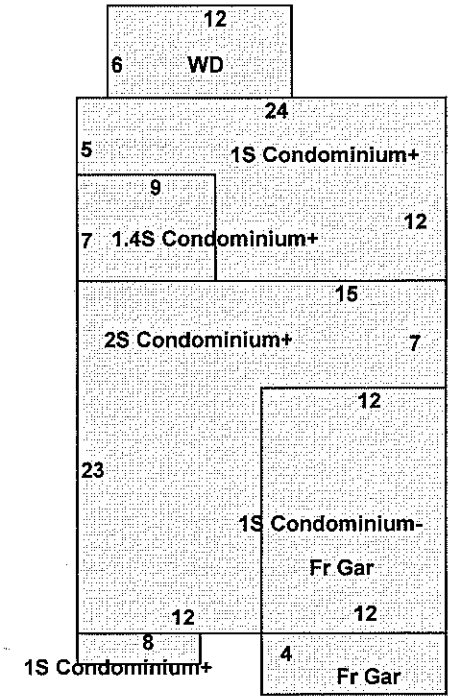
Amenities

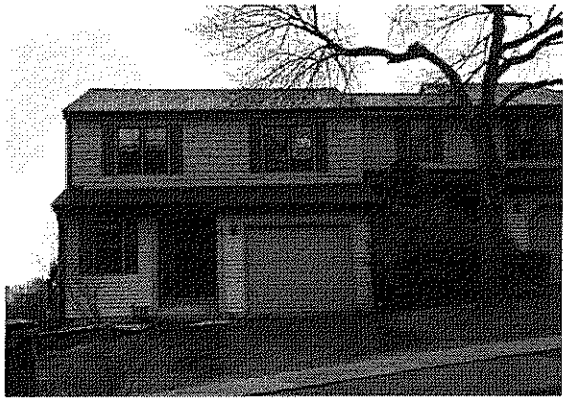
Parking Type

Parking Spaces 0

Parking Distance 0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,241	5	2	1	2	1





Description	Year Blt	Area/Qty	Value

Unique ID 075018 **Wethersfield** **Card No:** 1[illegible]

Location:	423 RIDGE RD	**Map/Lot:**	075 018	**Zone:**	A	**Date Printed:**	11-20-19
911 Address:		**Exempt**		**Nbhd:**	92	**Last Update:**	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
T REAL ESTATE LLC	2095 /767	10-21-19	Warranty Deed	YES	210,000
102 WHITING ST PLAINVILLE , CT 06062					
Additional Owners:					

Prior Owner History					
BD ASSET COMPANY 4 LLC	2093 /1079	09-13-19	Warranty Deed	YES	160,000
LARUE BRUCE P & TERESA J	0273 /0392	02-16-71		NO	0
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-19-0935	11-19-19	9,200	Yes	Imported Rec	0	01-01-01	Install 28 replacement windows.
E-19-0430	10-28-19	6,900	No	Closed	100	10-01-20	Replace burnt 200 amp service with new. Provide new receptacles in eac
B-19-0648	08-28-19	7,500	No	Closed	100	09-26-19	R/R ROOF
E-19-0310	08-26-19	12,427	No	Void / Cance	100	10-26-19	WIRE 18 ROOF MOUNTED SOLAR PANELS
B-19-0611	08-21-19	20,000	No	Closed	100	10-01-19	Interior demo to plastic walls and ceiling.
B-19-0605	08-21-19	5,325	No	Void / Cance	100	10-26-19	INSTALL 18 ROOF MOUNTED SOLAR PANELS

Census/Tract	4924	
Dev Map		**Dev Lot** 4
Date	05/01/2008	03/13/2019
Inspector	BS	
Action	Measured & List	BAA Reduction

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.28	64,400			
13- Res Bldg	1.00	63,070			
14- Res Outbldg	2.00	2,010			

Appraised Value

Total Land Value	92,000
Total Building Value	90,096
Total Outbuilding Value	2,870
Total Market Value	**184,966**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.28	0.00	92,000	1.00	0	92,000
Total	0.28					92,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	64,400	64,400	64,300	64,300	64,300
Building	63,070	124,950	129,200	129,200	129,800
Outbuilding	2,010	2,010	600	600	0
Total	**129,480**	**191,360**	**194,100**	**194,100**	**194,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-INTERIOR MOSTLY GUTTED ESTIMATE 50%
OCT 2, 2018 FIRE,2018 BAA REDUCTION
BSM - EST - NO ACCESS PER OWNER - 5/1/08

Unique ID: 075018 **Wethersfield**

Location:	423 RIDGE RD	**Unit**	
911 Address:			
Map/Block/Lot	075 018		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C+
Stories	2.40
Design (Style)	Colonial
Construction	Masonry
Year Built	1928
Percent Complete	50
Finished Area	2,287

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,086
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Brick/Masonr
Roof Cover	Asphalt
Roof Type	HIP

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1

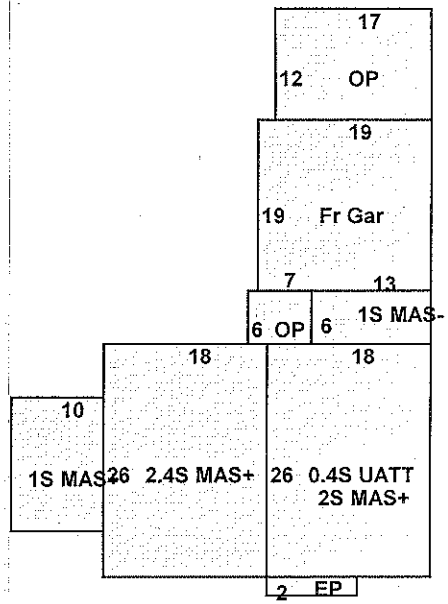
Description	Area/Qty	Value
Base Rate	2,287	204,526
Basement	1,086	17,105
Fireplace	1	3,150
Full Baths	1	5,250
Half Baths	1	2,625
Value Before Depr.	0	232,656
Depr/Adjust Amount	0	83,756
Final Value (After Depr)	50	74,450

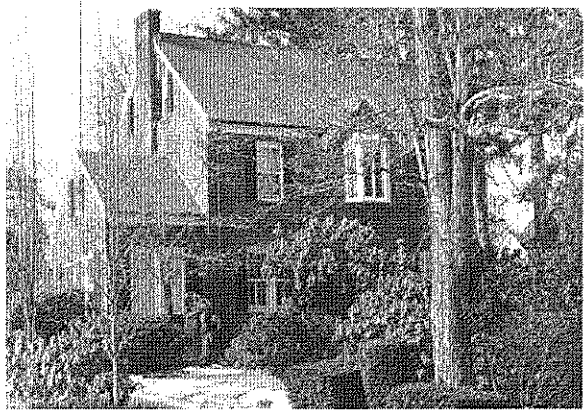
Grade Factor	0	Physical Depreciation %	36
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1928	Good	187	4,811
Frame Garage	1928	Good	361	8,491
Enclosed Porch	1928	Good	20	265
Open Porch	1928	Good	42	356
Open Porch	1928	Good	204	1,724

Total Building Value **90,096**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	176	2,534					
Frame Shed	1974	Good	48	336					

Unique ID 210072 **Wethersfield** **Card No:** 1 of 1

Location:	65 NORTHBRICK LN	**Map/Lot:**	210 072	**Zone:**	B	**Date Printed:**	11-20-19
911 Address:		**Exempt**		**Nbhd:**	125	**Last Update:**	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DEMBICZAK DINA L	2095 /802	10-22-19	Warranty Deed	YES	195,000
65 NORTHBRICK LA WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
WILHELM MARCUS R & CARRIE G	0976 /0076	12-02-02		YES	170,000
DYER JEFFREY M + DEBORAH A	0500 /0142	07-23-91		NO	130,000
DYER JEFFREY M + DEBORAH A	0500 /0142	07-23-91		NO	130,000
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-19-0814	10-07-19	6,500	No	Imported Rec	0	10-01-20	Roof : strip existing , apply ice & water barrier , install Certainteed
BP06392	08-07-06	1,500	No	Permit Issue	100	10-01-06	12 X 16 deck replacement

Census/Tract	4921
Dev Map	Dev Lot 11
Date	02/20/2008
Inspector	PH
Action	Measured + 1Vis

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.18	87,500			
13- Res Bldg	1.00	67,630			

Appraised Value

Total Land Value	125,000
Total Building Value	96,611
Total Outbuilding Value	0
Total Market Value	**221,611**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.18	0.00	125,000	1.00	0	125,000
Total	0.18					125,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	87,500	87,500	83,200	83,200	83,200
Building	67,630	67,630	68,600	68,600	68,600
Outbuilding	0	0	0	0	0
Total	**155,130**	**155,130**	**151,800**	**151,800**	**151,800**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 210072 Wethersfield

Location:	65 NORTHBRICK LN	**Unit**	
911 Address:			
Map/Block/Lot	210 072		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1962
Percent Complete	100
Finished Area	1,096

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,000
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	2	0

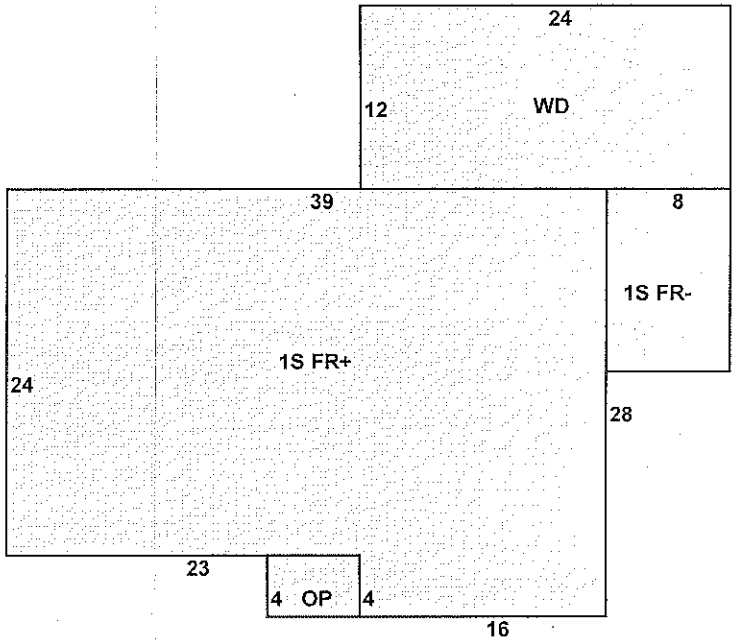
Description	Area/Qty	Value
Base Rate	1,096	88,688
Basement	1,000	15,000
Basement Garage Bays	1	2,000
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	118,688
Depr/Adjust Amount	0	26,111
Final Value (After Depr)	0	92,577

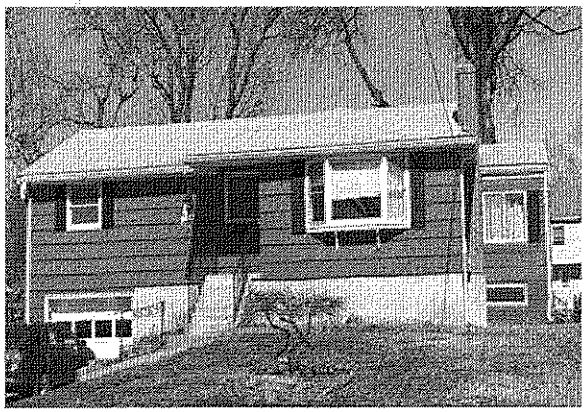
Grade Factor	0	Physical Depreciation %	22
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1962	Average/Good	288	3,819
Open Porch	1962	Average/Good	24	215

Total Building Value 96,611





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 171052 **Wethersfield** **Card No:** 1

Location:	1 MORRISON AVE	**Map/Lot:**	171 052	**Zone:**	A	**Date Printed:**	11-20-19
911 Address:		**Exempt**		**Nbhd:**	93	**Last Update:**	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
WILHELM MARCUS ROMANO & CARRIE GRACE	2095 /822	10-22-19		YES	315,000
1 MORRISON AVE WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
SMITH VIRGINIA B	0367 /0550	05-16-86		NO	172,000
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
P-12-72	03-16-12	1,000	No	Permit Issue	100	10-01-12	CUT & CAP EXITING BACK WATER VALVE; INSTALL SUMP PUMP DISCHARGE TO OUTS
BP06821	12-27-06	23,000	No	Permit Issue	100		10X20 sunrm over patio

Census/Tract	4922
Dev Map	**Dev Lot** 1
Date	05/16/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.22	64,450			
13- Res Bldg	1.00	162,890			
14- Res Outbldg	1.00	80			

Appraised Value

Total Land Value	92,070
Total Building Value	232,698
Total Outbuilding Value	120
Total Market Value	**324,888**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.22	0.00	93,000	0.99	0	92,070
Total	0.22					92,070

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	64,450	64,450	63,300	63,300	63,300
Building	162,890	162,890	177,300	177,300	177,400
Outbuilding	80	80	100	100	0
Total	**227,420**	**227,420**	**240,700**	**240,700**	**240,700**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2009-REMOVED BSM
2014 PARTIAL AC

Unique ID: 171052 **Wethersfield**

Location:	1 MORRISON AVE	**Unit**	
911 Address:			
Map/Block/Lot	171 052		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1910
Percent Complete	100
Finished Area	3,418

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	934
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Forced Hot Air	100 %
Fuel	Natural Gas	
Cooling Type	Partial	50 %

Interior

Floors	Hardwood
Attic Access	Stairs
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior

Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	HIP

Special Features

Generator	1
Central Vac	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
9	4	1	3	1

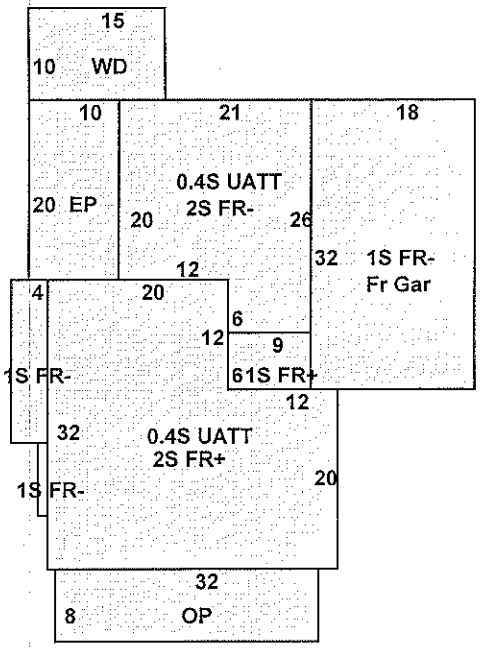
Description	Area/Qty	Value
Base Rate	3,418	263,938
Basement	934	14,010
Fireplace	2	6,000
Full Baths	3	15,000
Half Baths	1	2,500
Value Before Depr.	0	301,448
Depr/Adjust Amount	0	102,492
Final Value (After Depr)	0	198,956

Grade Factor	0	Physical Depreciation %	34
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1910	Very Good/Good	352	8,994
Unfinished Attic	1910	Very Good/Good	190	4,855
Wood Deck	1910	Very Good/Good	150	1,862
Frame Garage	1910	Very Good/Good	576	13,455
Enclosed Porch	1910	Very Good/Good	200	2,628
Open Porch	1910	Very Good/Good	232	1,948

Total Building Value 232,698



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Metal Shed	2008	Poor	80	120					

Unique ID 031010 **Wethersfield** **Card No:** 1

Location:	114 GOFF RD	**Map/Lot:**	031 010	**Zone:**	A	**Date Printed:**	11-20-19
911 Address:		**Exempt**		**Nbhd:**	93	**Last Update:**	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
LOURA CARLOS M & MARIA E	2095 /861	10-22-19		YES	195,000
114 GOFF RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
GIACOTTO ANGELA	2037 /18	04-16-18	Warranty Deed	YES	193,000
DOLGE BRIAN D & JOHANNA L	0350 /0414	11-16-84		NO	76,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
P-17-180	08-15-17	1,136	No	Permit Issue	100		REPL WATER HEATER
TB-11-62	03-21-11	3,328	No	Permit Issue	100		INSTALL 12' X 16' STORAGE SHED
EP0343	02-27-03	3,000	No	Permit Issue	100		200 amp:wire addn
PP0320	02-21-03	3,000	No	Permit Issue	100		Bsn,clst,shwr,washmach-1st
BP02804	12-04-02	25,000	No	Permit Issue	100		8X24 addn
BP000878	11-22-00	3,950	No	Permit Issue	100		Strip & reroof

Census/Tract	4924
Dev Map	**Dev Lot** 37R
Date	05/07/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.29	65,090			
13- Res Bldg	1.00	70,290			
14- Res Outbldg	1.00	1,640			

Appraised Value

Total Land Value	93,000
Total Building Value	100,411
Total Outbuilding Value	2,339
Total Market Value	**195,750**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.29	0.00	93,000	1.00	0	93,000
Total	0.29					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,090	65,090	62,300	62,300	62,300
Building	70,290	70,290	79,900	79,900	82,400
Outbuilding	1,640	1,640	2,500	2,500	0
Total	**137,020**	**137,020**	**144,700**	**144,700**	**144,700**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2018GL-SALES REVIEW, FBA
SCUTTLE ATTIC ACCESS
2011 REMOVE SHD3/ADD SHD
SUMP PUMP

Unique ID: 031010 **Wethersfield**

Location:	114 GOFF RD	**Unit**	
911 Address:			
Map/Block/Lot	031 010		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1957
Percent Complete	100
Finished Area	1,104

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,104
Basement Finish	500
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Forced Hot Air	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	2	0

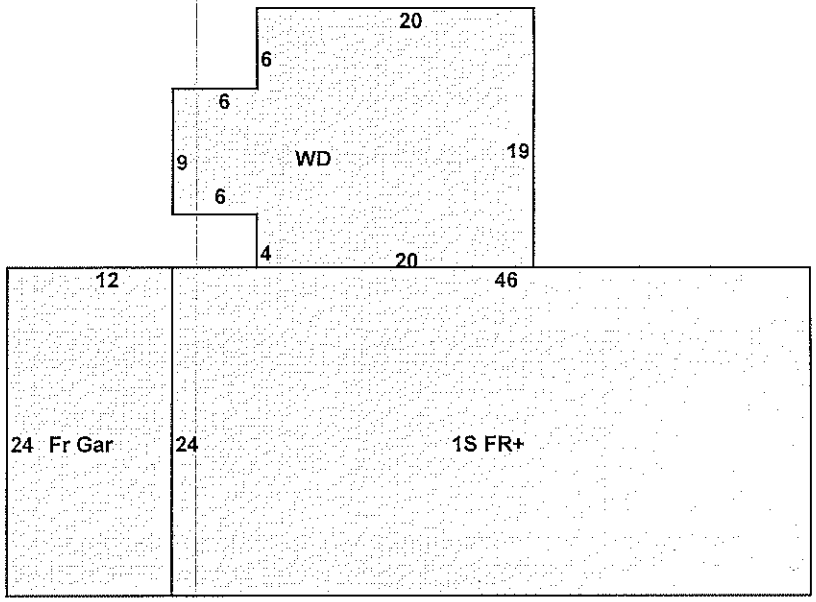
Description	Area/Qty	Value
Base Rate	1,104	87,834
Average Quality Basement Fi	500	7,500
Basement	1,104	16,560
Central Air	1,104	1,656
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	126,850
Depr/Adjust Amount	0	38,055
Final Value (After Depr)	0	88,795

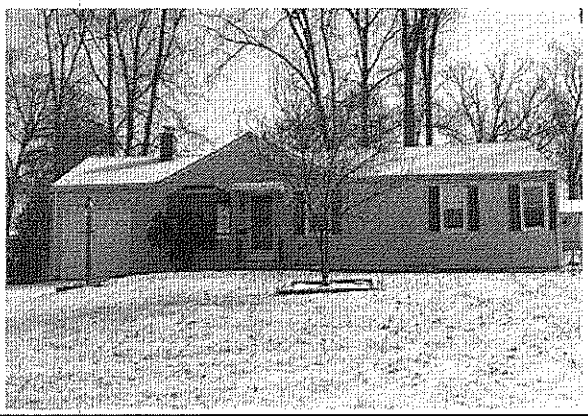
Grade Factor	0	Physical Depreciation %	30
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1957	Average	434	5,165
Frame Garage	1957	Average	288	6,451

Total Building Value **100,411**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2011	Average	192	2,339					

Unique ID 181013 Wethersfield Card No: 1

Location:	94 GRISWOLD RD	Map/Lot:	181 013	Zone:	A1	Date Printed:	11-20-19
911 Address:	-	Exempt		Nbhd:	99	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
O'CONNOR LEE FRANCIS III & RODGERS-S	2095 /912	10-23-19		YES	333,000
94 GRISWOLD RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
PETTIT JAMES A	1761 /0243	01-17-13		NO	48,000
PETTIT JAMES A & GIRALDO MARGARITA	1613 /0065	10-04-10		YES	345,000
EARLEY VICTORIA ELIZABETH	1573 /0239	01-12-10		NO	0
EARLY JACK A & VICTORIA ELIZABETH	1419 /0166	07-02-07		NO	0
EARLEY VICTORIA ELIZABETH	1227 /0260	02-18-05		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-12-403	11-02-12	1,000	No	Permit Issue	100	10-01-13	INSTALL INTERLOCK SWITCH FOR PORTABLE GENERATOR
EP05155	06-20-05	1,800	No	Permit Issue	100		200 amp:wire condenser
MP05086	06-10-05	22,000	No	Permit Issue	100		Repl consenser, boiler&wtr htr
BP000230	04-11-00	4,500	No	Permit Issue	100		Strip & reroof

Census/Tract	4926
Dev Map	Dev Lot W37N
Date	05/19/2018
Inspector	EQ
Action	DM No Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.39	70,000			
13- Res Bldg	1.00	113,820			
14- Res Outbldg	1.00	9,540			

Appraised Value

Total Land Value	99,990
Total Building Value	162,603
Total Outbuilding Value	13,632
Total Market Value	**276,225**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.39	0.00	99,000	1.01	0	99,990
Total	0.39					99,990

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	70,000	70,000	65,400	65,400	65,400
Building	113,820	113,820	118,100	118,100	123,400
Outbuilding	9,540	9,540	5,300	5,300	0
Total	**193,360**	**193,360**	**188,800**	**188,800**	**188,800**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 181013 **Wethersfield**

Location:	94 GRISWOLD RD	**Unit**	
911 Address:			
Map/Block/Lot	181 013		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1961
Percent Complete	100
Finished Area	2,255

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,236
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	4	1	2	1

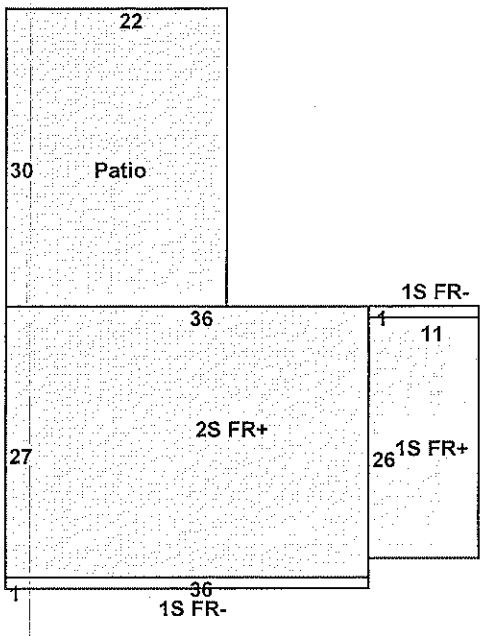
Description	Area/Qty	Value
Base Rate	2,255	182,926
Basement	1,236	18,540
Central Air	2,255	3,383
Fireplace	2	6,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	223,348
Depr/Adjust Amount	0	64,771
Final Value (After Depr)	0	158,577

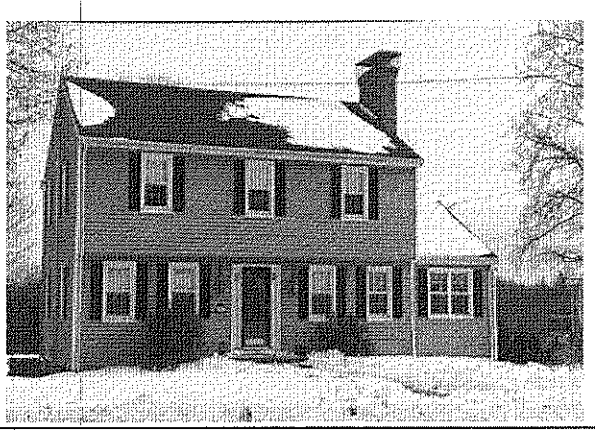
Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Patio	1961	Average	660	4,026

Total Building Value **162,603**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1961	Average	600	13,632					

Unique ID	1630790B12	Wethersfield	Card No: 1 of 1

Location:	53 WOLCOTT HILL RD	Map/Lot:	163 079 0B12	Zone:	SRD	Date Printed:	11-20-19
911 Address:		Exempt		Nbhd:	010-	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
GUERARD GIOVANNA	2095 / 1086	10-25-19	Warranty Deed	YES	67,000
53 WOLCOTT HILL RD B12 WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DELMIC PROPERTIES LLC	1852 / 0207	09-15-14		YES	43,000
FEDERAL NATIONAL MORTGAGE ASSOCIATI	1842 / 0338	07-14-14		NO	0
THE MCCUE MORTGAGE COMPANY	1842 / 0335	07-14-14		NO	73,215
THE MCCUE MORTGAGE COMPANY	1833 / 0036	05-05-14		NO	73,215
BEOTT CHRISTOPHER M	1333 / 0215	05-15-06		YES	75,000

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

Census/Tract	4923		State Item Codes					Appraised Value
Dev Map		Dev Lot B12	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 0
Date	05/07/2018	01/22/2004	15- Condominium	1.00	34,630				Total Building Value 49,478
Inspector	EQ								Total Outbuilding Value 0
Action	DM Change	Hearing-No Chng							Total Market Value 49,478

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Total	0.00					0				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2018	2017	2016	2015	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	34,630	34,630	46,600	46,600	46,600						
Outbuilding	0	0	0	0	0						
Total	34,630	34,630	46,600	46,600	46,600				Totals		

Comments

UNIQUE ID: 1630790B12

Wethersfield

LOCATION:	53 WOLCOTT HILL RD B12
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 0B12

GENERAL DESCRIPTION

Complex Wolcott Hill

Model Second

Style Condominium

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1965
Percent Complete	100

FOUNDATION

Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel Type	Oil	
Cooling Type	Central	100 %

INTERIOR

Floors	Laminate	Vinyl
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	720	62,640
Central Air	720	1,080
Full Baths	1	5,000
Value Before Depr.	0	68,720
Depr/Adjust Amount	0	19,242
Final Value (After Dep	0	49,478

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	28
FUNCTIONAL DEPR %	0

ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value

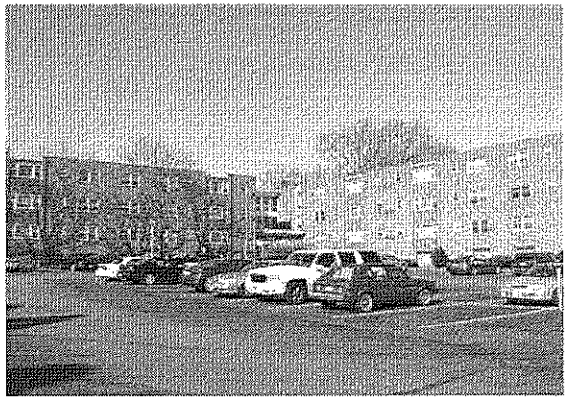
Unit Features

Location	
Floor/Unit Location	
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
720	3	1	1	1	0

40

18 1S Condominium-



Description	Year Blt	Area/Qty	Value

Unique ID	161039	Wethersfield	Card No: 1 of 1

Location:	139 WOLCOTT HILL RD	Map/Lot:	161 039	Zone:	C	Date Printed:	11-20-19
911 Address:		Exempt		Nbhd:	90	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
HURIC MIRSAD	2096 /42	10-29-19	Warranty Deed	YES	164,000
139 WOLCOTT HILL RD WETHERSFIELD , CT 06109					

Additional Owners:

Prior Owner History					
CHANTRY WENDELL O IV & AMY	1227 /0198	02-17-05		NO	0
CHANTRY WENDELL O IV	1227 /0184	02-17-05		YES	202,000
AHLSTRAND LINDA	0868 /0082	08-30-01		NO	112,000
EQUICREDIT CORP OF AMERICA	0868 /0080	08-30-01		NO	117,530
MILLER JUNIOR D	0610 /0177	04-18-96		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-15-1	01-07-15	22,800	No	Permit Issue	100		INSTALL 29 ROOF MOUNTED PANELS & MICRO INVERTERS
B-15-1	01-06-15	2,000	No	Permit Issue	100		INSTALL 29 ROOF MOUNTED SOLAR PANELS & MICRO INVERTERS
Z-14-20	06-11-14	1,200	No	Permit Issue	100	10-01-14	INSTALL 10'x12' SHED
MP-0040	03-31-10	7,000	No	Permit Issue	100		Replace existing oil fired boiler
BP02476	08-05-02	1,000	No	Permit Issue	100		Strip & reroof

Census/Tract	4923
Dev Map	Dev Lot 16
Date	06/24/2015
Inspector	CR
Action	44

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.23	63,630			
13- Res Bldg	1.00	57,990			
14- Res Outbldg	1.00	1,020			

Appraised Value

Total Land Value	90,900
Total Building Value	82,842
Total Outbuilding Value	1,462
Total Market Value	175,204

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.23	0.00	90,000	1.01	0	90,900
Total	0.23					90,900

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	63,630	63,630	61,300	61,300	61,300
Building	57,990	57,990	63,500	63,500	64,300
Outbuilding	1,020	1,020	800	800	0
Total	**122,640**	**122,640**	**125,600**	**125,600**	**125,600**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2015 SOLAR PANELS

Unique ID: 161039 **Wethersfield**

Location:	139 WOLCOTT HILL RD	**Unit**	
911 Address:			
Map/Block/Lot	161 039		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1955
Percent Complete	100
Finished Area	1,100

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,100
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Solar Panels	29

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	1	1

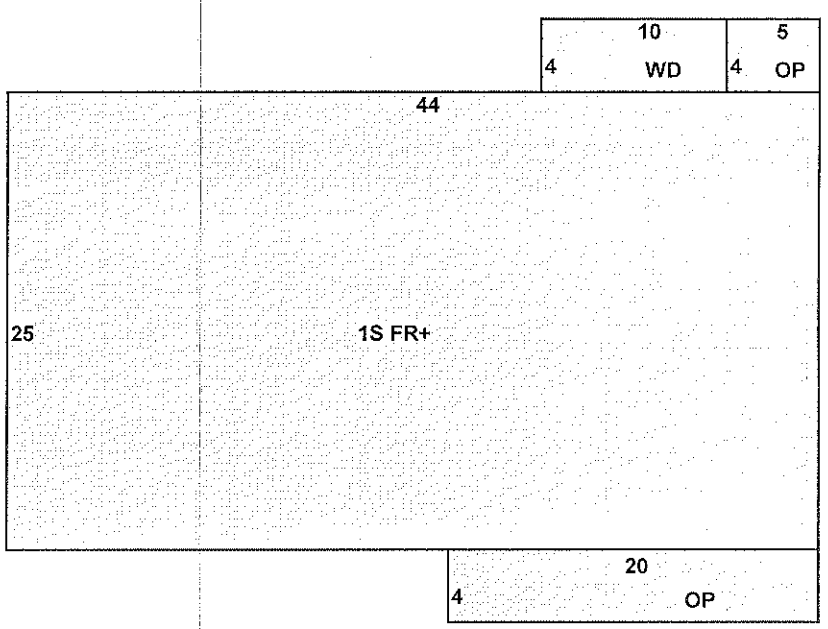
Description	Area/Qty	Value
Base Rate	1,100	87,516
Basement	1,100	16,500
Basement Garage Bays	1	2,000
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	116,516
Depr/Adjust Amount	0	34,955
Final Value (After Depr)	0	81,561

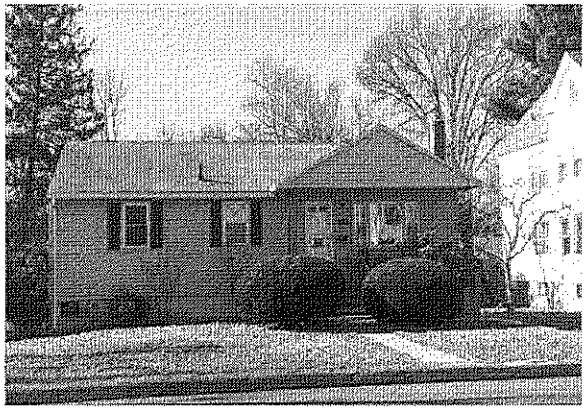
Grade Factor	0	Physical Depreciation %	30
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1955	Average	40	476
Open Porch	1955	Average	20	161
Open Porch	1955	Average	80	644

Total Building Value 82,842





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2014	Average	120	1,462					

Unique ID	201042	Wethersfield	Card No: 1 of 1

Location:	190 BRIMFIELD RD	Map/Lot:	201 042	Zone:	A	Date Printed:	11-20-19
911 Address:		Exempt		Nbhd:	105	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SCHARPF SAMANTHA	2096 /61	10-29-19	Warranty Deed	YES	285,000
190 BRIMFIELD RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
LANDAU CHARLES L & LAFORZA CATHERINE	0811 /0183	10-02-00		YES	195,000
DEFELICE JAMES & GENEVIEVE	0379 /0133	12-01-86		NO	145,091
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-12-33	03-28-12	4,975	No	Permit Issue	100	10-01-12	INSTALL GAS-FIRED BOILER AND WATER HEATER. RUN NEW GAS LINE FROM METER
EP-0179	07-17-08	2,000	No	Permit Issue	100		Elec.portion solar sys
EP-0115	06-12-08	2,000	No	Permit Issue	100		Change Service
BP-0103	05-08-08	40,000	No	Permit Issue	100		Roof mounted solar elec. sys.

Census/Tract	4922
Dev Map	Dev Lot 8PT9
Date	05/23/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.27	73,500			
13- Res Bldg	1.00	108,890			
14- Res Outbldg	2.00	6,660			

Appraised Value

Total Land Value	105,000
Total Building Value	155,562
Total Outbuilding Value	9,515
Total Market Value	**270,077**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.27	0.00	105,000	1.00	0	105,000
Total	0.27					105,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	73,500	73,500	71,300	71,300	71,300
Building	108,890	108,890	115,200	115,200	119,700
Outbuilding	6,660	6,660	4,500	4,500	0
Total	**189,050**	**189,050**	**191,000**	**191,000**	**191,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2012 HEAT TYPE

Unique ID: 201042 **Wethersfield**

Location:	190 BRIMFIELD RD	**Unit**	
911 Address:			
Map/Block/Lot	201 042		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C+
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1920
Percent Complete	100
Finished Area	2,136

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	750
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
9	4	1	2	0

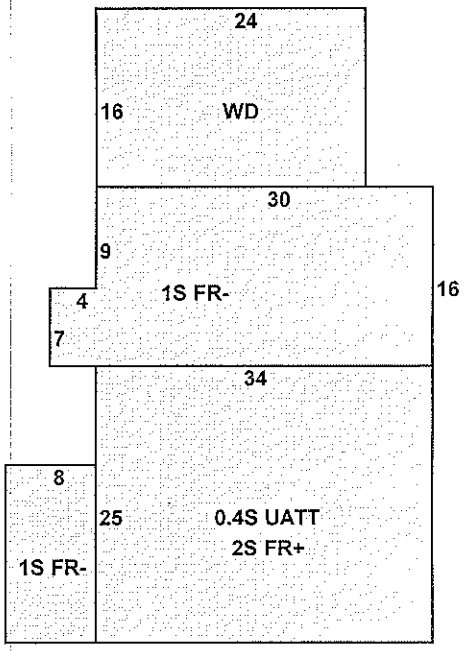
Description	Area/Qty	Value
Base Rate	2,136	185,426
Basement	750	11,813
Fireplace	1	3,150
Full Baths	2	10,500
Value Before Depr.	0	210,889
Depr/Adjust Amount	0	67,484
Final Value (After Depr)	0	143,404

Grade Factor	0	Physical Depreciation %	32
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1920	Good	300	7,497
Wood Deck	1920	Good	384	4,661

Total Building Value **155,562**



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1928	Average	360	7,373					
Open Porch	2008	Average	192	2,142					

Unique ID 158037 **Wethersfield** **Card No:** 1c 1

Location:	67 FAIRVIEW DR	**Map/Lot:**	158 037	**Zone:**	A	**Date Printed:**	11-20-19
911 Address:		**Exempt**		**Nbhd:**	93	**Last Update:**	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CAGNA PAULA M & GARRETT E	2096 / 137	10-30-19		YES	247,500
67 FAIRVIEW DR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
LISKA MARNIE	1897 /0335	07-28-15		YES	221,000
PERRY ANDREW A & CURRAN MELISSA C	1450 /0332	01-02-08		YES	250,000
GAMACHE BRIAN W & LEIGHANN	0914 /0235	03-27-02		YES	171,000
BANCROFT PHYLLIS A	0577 /0008	08-03-94		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP-0246	07-18-08	2,500	No	Permit Issue	100		16'x26' Deck
BP07087	03-27-07	1,350	No	Permit Issue	100		SS chimney liner
BP010707	11-08-01	6,000	No	Permit Issue	100		Strip & reroof

Census/Tract	4922
Dev Map	**Dev Lot** EPTL
Date	11/06/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.21	64,450			
13- Res Bldg	1.00	103,080			
14- Res Outbldg	1.00	940			

Appraised Value

Total Land Value	92,070
Total Building Value	147,252
Total Outbuilding Value	1,344
Total Market Value	**240,666**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.21	0.00	93,000	0.99	0	92,070
Total	0.21					92,070

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	64,450	64,450	63,100	63,100	63,100
Building	103,080	82,700	84,600	84,600	86,100
Outbuilding	940	2,570	1,500	1,500	0
Total	**168,470**	**149,720**	**149,200**	**149,200**	**149,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-INTERIOR REMOD, CONDITION, ROOM COUNT, LISTING
18GL-FRONT PORCH SKETCH
EST 3/08
2014 DEP CODE/BATH&KIT REMODEL PER MLS
NO BACIKYARD ACCESS - FENCE =

Unique ID: 158037 **Wethersfield**

Location:	67 FAIRVIEW DR	**Unit**	
911 Address:			
Map/Block/Lot	158 037		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good
Class	C
Stories	2.40
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1926
Percent Complete	100
Finished Area	1,598

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	624
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	Stairs
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1

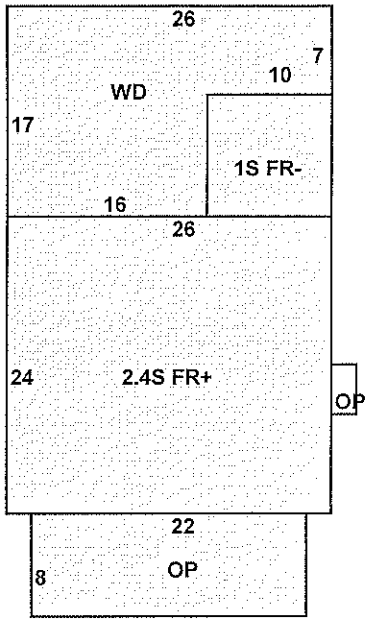
Description	Area/Qty	Value
Base Rate	1,598	143,341
Basement	624	9,360
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	163,201
Depr/Adjust Amount	0	22,848
Final Value (After Depr)	0	140,353

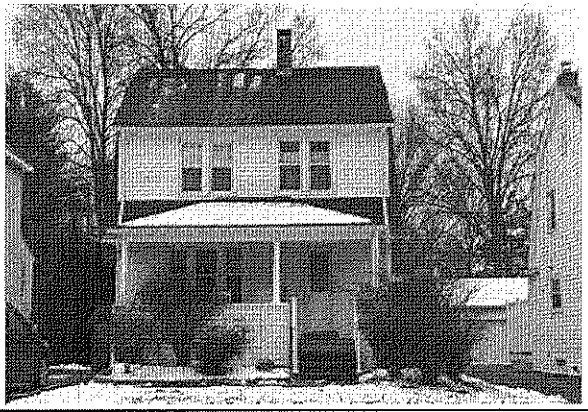
Grade Factor	0	Physical Depreciation %	14
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1926	Very Good	342	5,000
Open Porch	1926	Very Good	184	1,820
Open Porch	1926	Very Good	8	79

Total Building Value **147,252**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2007	Average	120	1,344					

Unique ID 079015 **Wethersfield** **Card No:** 1[illegible]

Location:	57 IVY LN	**Map/Lot:**	079 015	**Zone:**	A1	**Date Printed:**	11-21-19
911 Address:		**Exempt**		**Nbhd:**	106	**Last Update:**	11-21-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SMITH VIRGINIA	2096 /159	10-30-19	Trustees Deed	YES	260,000
57 IVY LN WETHERSFIELD , CT 06109					
Additional Owners:					

Prior Owner History					
SANTANGELO ANTHONY J JR & BARRY PATTI ANN S CO-TRUSTEES	2096 /158	10-30-19	Affidavit	NO	0
SANTANGELO ANTHONY J JR TRUSTEE ET	2034 /284	03-26-18	Probate	NO	0
SANTANGELO ANTHONY J JR TRUSTEE ET	2028 /0203	02-01-18	Quit Claim	NO	0
SANTANGELO ANTHONY J EST ET AL	0515 /0048	03-02-92		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP04182	04-26-04	2,100	No	Permit Issue	100	10-01-05	8X10 shed

Census/Tract	4924
Dev Map	**Dev Lot** 111
Date	05/19/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.36	74,190			
13- Res Bldg	1.00	89,100			
14- Res Outbldg	1.00	630			

Appraised Value

Total Land Value	106,000
Total Building Value	127,281
Total Outbuilding Value	896
Total Market Value	**234,177**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.36	0.00	106,000	1.00	0	106,000
Total	0.36					106,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	74,190	74,190	73,400	73,400	73,400
Building	89,100	89,100	90,100	90,100	90,700
Outbuilding	630	630	600	600	0
Total	**163,920**	**163,920**	**164,100**	**164,100**	**164,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

SCUTTLE ATTIC ACCESS

Unique ID: 079015 **Wethersfield**

Location:	57 IVY LN	**Unit**	
911 Address:			
Map/Block/Lot	079 015		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1961
Percent Complete	100
Finished Area	1,405

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,288
Basement Finish	300
Bsmt-Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	Central	100 %

Interior

Floors	Carpet	Vinyl
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Central Vac	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	2	0

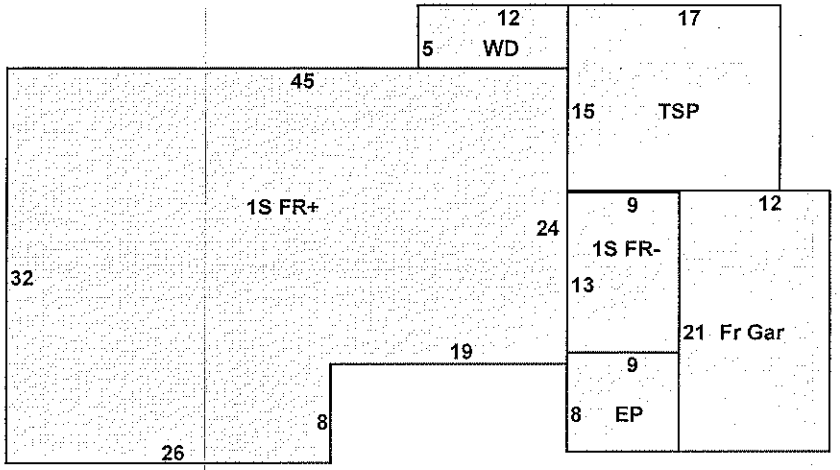
Description	Area/Qty	Value
Base Rate	1,405	102,228
Average Quality Basement Fi	300	4,500
Basement	1,288	19,320
Central Air	1,405	2,108
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	141,155
Depr/Adjust Amount	0	26,820
Final Value (After Depr)	0	114,336

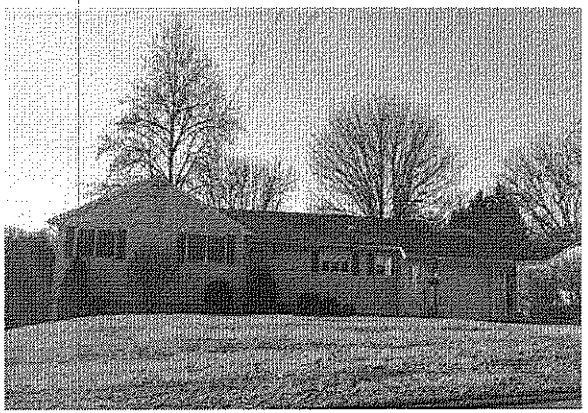
Grade Factor	0	Physical Depreciation %	19
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1961	Good	60	826
Frame Garage	1961	Good	252	6,532
Enclosed Porch	1966	Average	72	946
Three Season Porch	1996	Average	255	4,641

Total Building Value 127,281





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2008	Average	80	896

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	211011	Wethersfield	Card No: 1

Location:	46 HARMUND PL	Map/Lot:	211 011	Zone:	B	Date Printed:	11-20-19
911 Address:		Exempt		Nbhd:	116	Last Update:	11-20-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
JOHNSON KELLY A & ALBERDI AITOR	2096 /207	10-31-19		YES	267,000
46 HARMUND PL WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
GRUNERT BRETT R	1946 /0228	07-25-16		NO	0
GRUNERT BRETT R & JUNE ANDREA M	1798 /0259	08-01-13		YES	245,000
FANELLI BRIAN N	1572 /0263	01-06-10		NO	0
FANELLI PATRICIA A	1509 /0190	02-05-09		NO	0
FANELLI BRIAN N & PATRICIA A	1274 /0111	08-22-05		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-18-40	03-29-18	5,870	No	Closed	100	06-14-18	INSTALL BOILER & CONNECT TO EXISTING PIPING
Z-14-15	07-21-14	50	No	Permit Issue	100	10-01-14	CONSTRUCT FREE-STANDING DECK APPROX 120 SF
EP04412	12-09-04	1,000	No	Permit Issue	100		200 amp service

			State Item Codes						Appraised Value	
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	114,840
Dev Map		Dev Lot 3	11- Res Land	0.15	80,390				Total Building Value	117,176
Date	05/08/2018	04/22/2004	13- Res Bldg	1.00	82,020				Total Outbuilding Value	1,897
Inspector	EQ		14- Res Outbldg	1.00	1,330				Total Market Value	233,913
Action	DM Change	BAA-Assr Req								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.15	0.00	116,000	0.99	0	114,840				
Total	0.15					114,840				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2018	2017	2016	2015	Type	Acres	Value	Type	Acres	Value
Land	80,390	80,390	77,500	77,500	77,500						
Building	82,020	82,020	87,400	87,400	87,800						
Outbuilding	1,330	1,330	400	400	0						
Total	163,740	163,740	165,300	165,300	165,300				Totals		

Comments

2013 INTERIOR FLR 2 PER MLS
2014 WDK

Unique ID: 211011 Wethersfield

Location:	46 HARMUND PL	**Unit**	
911 Address:			
Map/Block/Lot	211 011		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1940
Percent Complete	100
Finished Area	1,446

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	822
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood	Tile
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Gas FP	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1

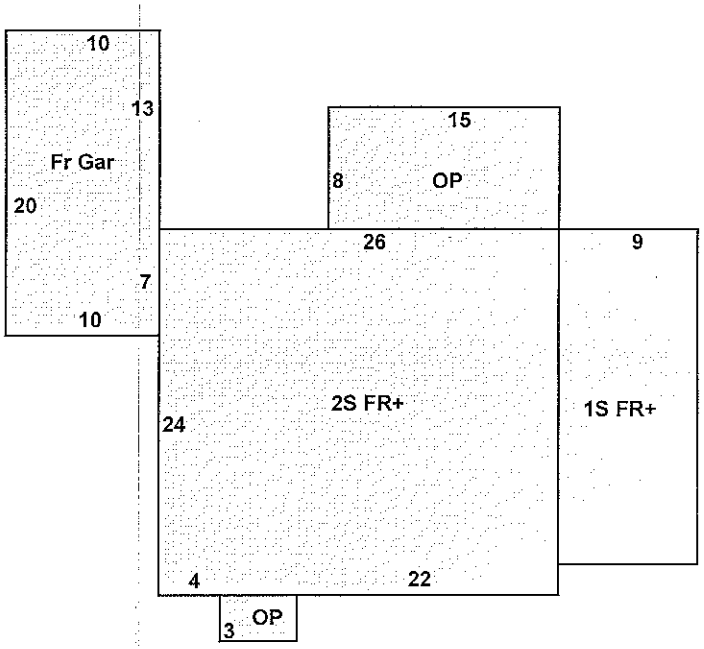
Description	Area/Qty	Value
Base Rate	1,446	131,962
Basement	822	12,330
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	154,792
Depr/Adjust Amount	0	43,342
Final Value (After Depr)	0	111,450

Grade Factor	0	Physical Depreciation %	28
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1940	Good	200	4,608
Open Porch	1940	Good	15	124
Open Porch	1940	Good	120	994

Total Building Value 117,176



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Wood Deck Detached	2014	Average	120	1,897					