Unique ID	188020	Wethersfield	Card No: 1 1

Location:	157 CLOVERDALE CIR	Map/Lot:	188 020	Zone:	A1	Date Printed:	09-05-19
911 Address:		Exempt		Nbhd:	126	Last Update:	09-05-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
LENARES NICOLE D	2093 /691	09-03-19	Warranty Deed	YES	267,000
157 CLOVERDALE CIR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
ROTUNDO RICHARD P	1963 /0076	10-28-16		NO	0
ROTUNDO RICHARD P & JAMES S	1250 /0090	05-31-05		NO	0
ROTUNDO FRANCESCHINA	0358 /0175	08-19-85		NO	0
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-14-313	11-25-14	1,500	No	Permit Issue	100	10-01-15	INSTALL WATER HEATER. INSTALL GAS PIPING TO WATER HEATER

Census/Tract	4926
Dev Map	Dev Lot 36
Date	05/23/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.38	89,080			
13- Res Bldg	1.00	71,060			
14- Res Outbldg	1.00	590			

Appraised Value

Total Land Value	127,260
Total Building Value	101,517
Total Outbuilding Value	840
Total Market Value	229,617

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.38	0.00	126,000	1.01	0	127,260
Total	0.38					127,260

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	89,080	89,080	85,300	85,300	85,300
Building	71,060	71,060	74,100	74,100	74,900
Outbuilding	590	590	800	800	0
Total	**160,730**	**160,730**	**160,200**	**160,200**	**160,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 188020 **Wethersfield**

Location:	157 CLOVERDALE CIR	**Unit**	
911 Address:			
Map/Block/Lot	188 020		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1959
Percent Complete	100
Finished Area	1,292

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,232
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

HVAC

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

Interior

Floors	Carpet	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	3	1	2	0

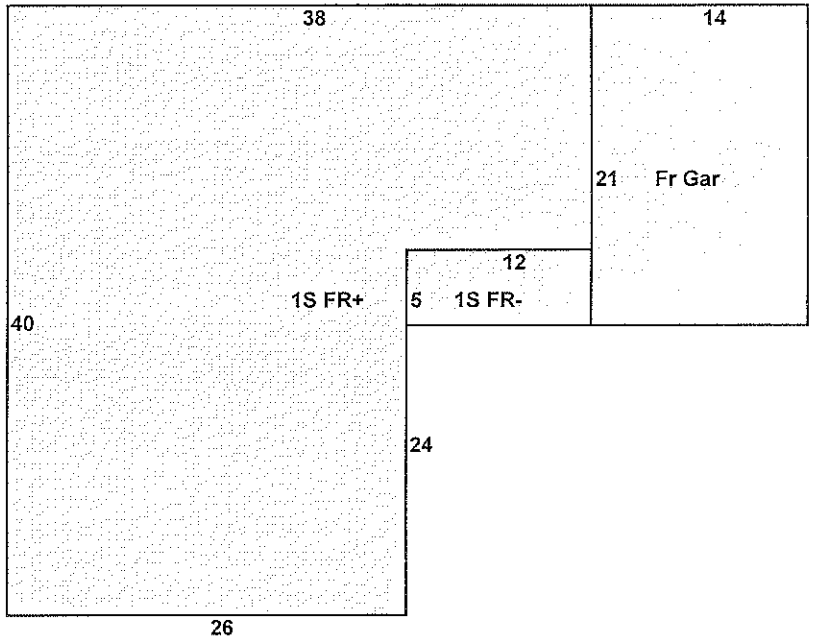
Description	Area/Qty	Value
Base Rate	1,292	100,156
Basement	1,232	18,480
Central Air	1,292	1,938
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	133,574
Depr/Adjust Amount	0	38,736
Final Value (After Depr)	0	94,837

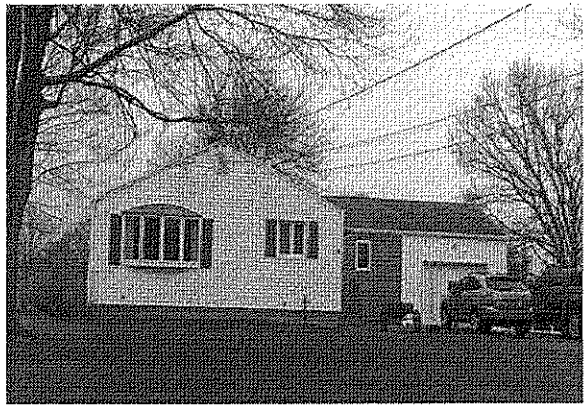
Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1959	Average	294	6,680

Total Building Value **101,517**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1993	Average	120	840					

Unique ID 222050 **Wethersfield** **Card No:** 1 1

Location:	40 BELMONT ST	**Map/Lot:**	222 050	**Zone:**	B	**Date Printed:**	09-05-19
911 Address:		**Exempt**		**Nbhd:**	116	**Last Update:**	09-05-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CREMINS SCOTT M	2093 /675	09-03-19	Warranty Deed	YES	253,500
40 BELMONT ST WETHERSFIELD , CT 06109					

Additional Owners:

Prior Owner History					
ROSS BRADFORD H	1535 /0127	06-17-09		NO	0
ROSS BRADFORD H & BARBARA C	0275 /0860	07-09-71		NO	0
	/				
	/				
	/				

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

Census/Tract	4921
Dev Map	**Dev Lot** 23
Date	05/07/2018
Inspector	EQ
Action	DM No Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.14	80,390			
13- Res Bldg	1.00	74,160			
14- Res Outbldg	1.00	4,570			

Appraised Value

Total Land Value	114,840
Total Building Value	105,942
Total Outbuilding Value	6,532
Total Market Value	**227,314**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.14	0.00	116,000	0.99	0	114,840
Total	0.14					114,840

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	80,390	80,390	76,900	76,900	76,900
Building	74,160	74,160	84,400	84,400	87,300
Outbuilding	4,570	4,570	2,900	2,900	0
Total	**159,120**	**159,120**	**164,200**	**164,200**	**164,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 222050 **Wethersfield**

Location:	40 BELMONT ST	**Unit**	
911 Address:			
Map/Block/Lot	222 050		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1924
Percent Complete	100
Finished Area	1,456

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	672
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
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	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gambrel

Special Features

Room Summary

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

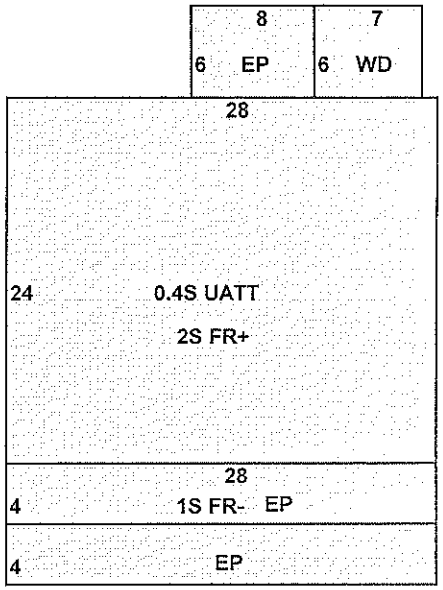
Description	Area/Qty	Value
Base Rate	1,456	132,875
Basement	672	10,080
Central Air	1,456	2,184
Fireplace	1	3,000
Full Baths	1	5,000
Value Before Depr.	0	153,139
Depr/Adjust Amount	0	56,661
Final Value (After Depr)	0	96,477

Grade Factor	0	Physical Depreciation %	37
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1924	Average	269	5,931
Wood Deck	1924	Average	42	450
Enclosed Porch	1924	Average	112	1,270
Enclosed Porch	1924	Average	112	1,270
Enclosed Porch	1924	Average	48	544

Total Building Value **105,942**



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1924	Average	324	6,532					

Unique ID 147035 **Wethersfield** **Card No:** 1

Location:	11 OLD MILL RD	**Map/Lot:**	147 035	**Zone:**	A1	**Date Printed:**	09-05-19
911 Address:		**Exempt**		**Nbhd:**	126	**Last Update:**	09-05-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TIDMARSH MICHAEL C & MELANIE E	2093 /663	09-03-19		YES	395,000
11 OLD MILL RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DROUIN DONALD R & BARBARA	0316 /0519	04-26-79		NO	96,000
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP02253	05-09-02	3,000	No	Permit Issue	100		Reroof (2nd layer)

Census/Tract	4926	
Dev Map		**Dev Lot** 14
Date	05/23/2018	12/29/2008
Inspector	EQ	
Action	DM Change	Hearing-Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.35	88,200			
13- Res Bldg	1.00	155,900			

Appraised Value

Total Land Value	126,000
Total Building Value	222,710
Total Outbuilding Value	0
Total Market Value	**348,710**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.35	0.00	126,000	1.00	0	126,000
Total	0.35					126,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	88,200	88,200	78,200	78,200	78,200
Building	155,900	155,900	151,800	151,800	151,800
Outbuilding	0	0	0	0	0
Total	**244,100**	**244,100**	**230,000**	**230,000**	**230,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 147035 Wethersfield

Location:	11 OLD MILL RD	Unit	
911 Address:			
Map/Block/Lot	147 035		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1979
Percent Complete	100
Finished Area	2,269

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,324
Basement Finish	288
Bsmt Room Style	Average
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	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	4	1	2	1

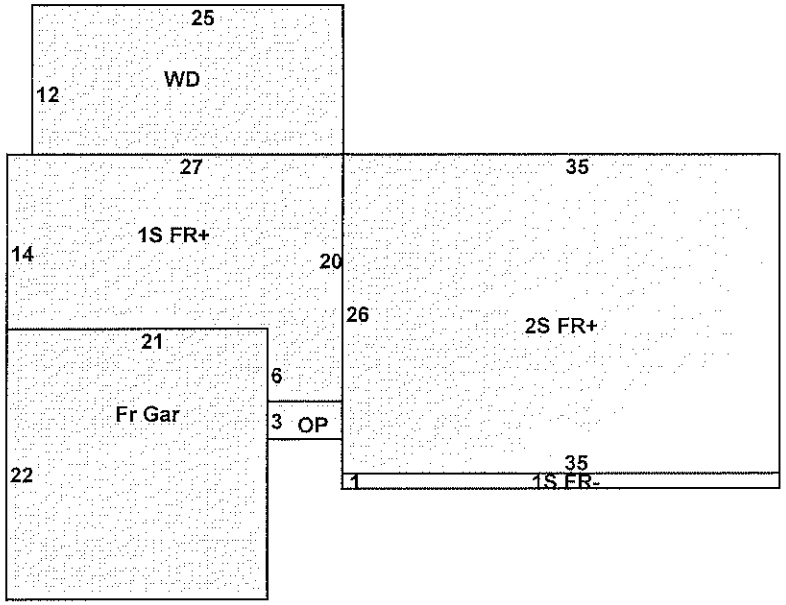
Description	Area/Qty	Value
Base Rate	2,269	184,061
Average Quality Basement Fi	288	4,320
Basement	1,324	19,860
Central Air	2,269	3,404
Fireplace	2	6,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	230,145
Depr/Adjust Amount	0	25,316
Final Value (After Depr)	0	204,829

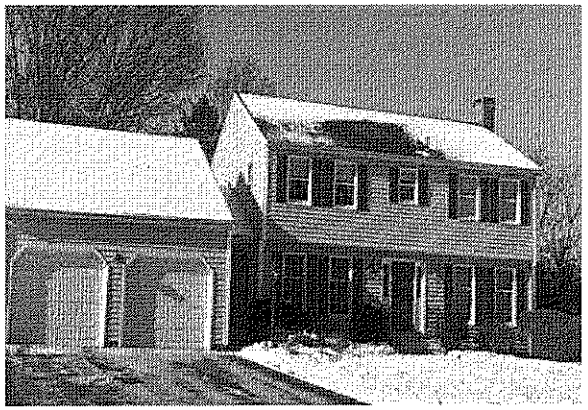
Grade Factor	0	Physical Depreciation %	11
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1979	Good	300	4,539
Frame Garage	1979	Good	462	13,158
Open Porch	1979	Good	18	184

Total Building Value 222,710





Detached Component Computations

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

Unique ID 188024 **Wethersfield** **Card No:** 1

Location:	64 SPRINGDALE RD	**Map/Lot:**	188 024	**Zone:**	A1	**Date Printed:**	09-10-19
911 Address:		**Exempt**		**Nbhd:**	118	**Last Update:**	09-10-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DASILVA CAMERON & DABRUZZI NICOLE	2093 /746	09-04-19	Warranty Deed	YES	348,000
64 SPRINGDALE RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
SCHULTZ KENNETH G & SANDRA H	0528 /0227	08-26-92		NO	185,000
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-12-239	07-18-12	1,000	No	Permit Issue	100	10-01-12	SVC UPGR FROM 100AMP TO 200 AMP
BP-0349	06-04-10	20,000	No	Permit Issue	100	10-01-10	Renovate kitchen
MP-0044	04-29-10	1,650	No	Permit Issue	100	10-01-10	Install gas line in kitchen and move kitchen baseboard heat
EP-100	04-28-10	3,000	No	Permit Issue	100	10-01-10	Rewire kitchen for remodel
PP-00745	04-26-10	3,800	No	Permit Issue	100	10-01-10	Kitchen remodel including gas line for kitchen stove
MP03123	07-28-03	6,591	No	Permit Issue	100		Cntrl A/C

Census/Tract	4926
Dev Map	**Dev Lot** 86
Date	05/23/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.69	85,080			
13- Res Bldg	1.00	128,520			
14- Res Outbldg	2.00	2,280			

Appraised Value

Total Land Value	121,540
Total Building Value	183,598
Total Outbuilding Value	3,262
Total Market Value	**308,400**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.69	0.00	118,000	1.03	0	121,540
Total	0.69					121,540

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	85,080	85,080	87,000	87,000	87,000
Building	128,520	128,520	121,800	121,800	123,100
Outbuilding	2,280	2,280	1,300	1,300	0
Total	**215,880**	**215,880**	**210,100**	**210,100**	**210,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2010-INTERIOR RENOVATIONS

Unique ID: 188024 Wethersfield

Location:	64 SPRINGDALE RD	Unit	
911 Address:			
Map/Block/Lot	188 024		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1964
Percent Complete	100
Finished Area	1,858

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	816
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
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

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	4	1	2	0

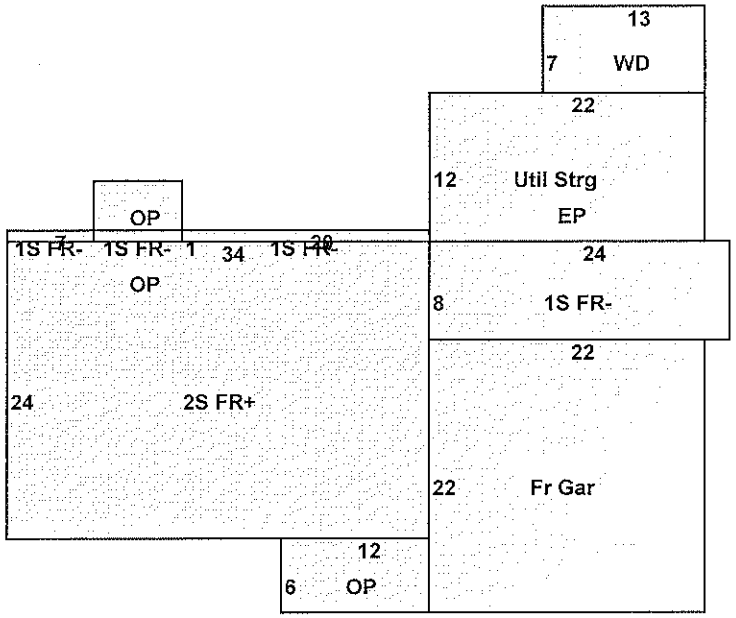
Description	Area/Qty	Value
Base Rate	1,858	163,764
Average Quality Basement Fi	400	6,000
Basement	816	12,240
Central Air	1,858	2,787
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	197,791
Depr/Adjust Amount	0	35,602
Final Value (After Depr)	0	162,189

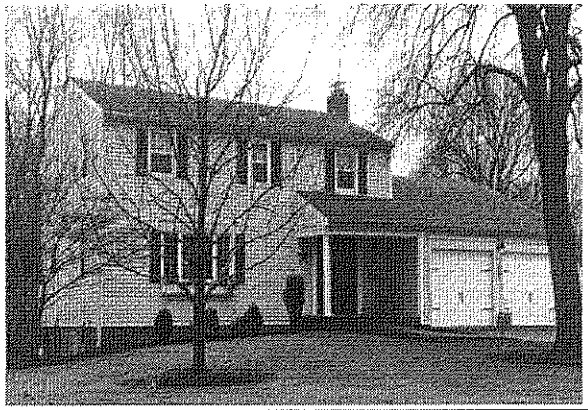
Grade Factor	0	Physical Depreciation %	18
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1964	Good	91	1,269
Frame Garage	1964	Good	484	12,700
Enclosed Porch	1964	Good	264	3,897
Open Porch	1964	Good	72	679
Open Porch	1964	Good	28	264
Open Porch	1964	Good	7	66
Utility Storage	1964	Good	264	2,534

Total Building Value 183,598





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	24	346
Frame Shed	2008	Good	128	2,916

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 016003 **Wethersfield** **Card No:** 1

Location:	18 SCHOOLHOUSE XING	**Map/Lot:**	016 003	**Zone:**	SRD	**Date Printed:**	09-10-19
911 Address:		**Exempt**		**Nbhd:**	010-	**Last Update:**	09-10-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TYILLIAN WILLIAM	2093 /793	09-05-19	Warranty Deed	YES	144,000
18 SCHOOLHOUSE XING WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MIRANTE JEFFREY & MIRANTE EMILIA FERRARIA	2006 /0070	08-09-17		NO	0
MIRANTE JEFFREY	1863 /0064	12-04-14		YES	130,000
BOBB BARBARA A	1863 /0063	12-04-14		NO	0
HARDIN BARBARA A	1562 /0070	11-06-09		NO	144,900
FEITELBERG A RUTH EST	1562 /0068	11-06-09		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-14-614	08-19-14	2,739	No	Permit Issue	100	10-01-14	STRIP & REROOF
B-13-211	05-02-13	4,000	No	Permit Issue	100	10-01-13	INSTALL ONE WINDOW AND 2 SLIDING DOORS
B-12-155	05-10-12	5,500	No	Permit Issue	100	10-01-12	REMOVE EXISTING 7'x20' DECK & REPL W/ 9.5'x20' DECK
EP-0014	01-25-10	46	No	Permit Issue	100		Installation of home security system
MP-0156	10-30-09	4,500	No	Permit Issue	100		Install replacement boiler & water heater
BP010761	11-30-01	2,682	No	Permit Issue	100		Strip 1 layer & reroof

		State Item Codes						Appraised Value	
Census/Tract	4923	**Code**	**Quantity**	**Value**	**Code**	**Quantity**	**Value**	**Total Land Value**	0
Dev Map	**Dev Lot** 2	15- Condominium	1.00	97,830				**Total Building Value**	139,756
Date	05/07/2018							**Total Outbuilding Value**	0
Inspector	EQ							**Total Market Value**	**139,756**
Action	DM Change								

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	97,830	97,830	103,900	103,900	103,900
Outbuilding	0	0	0	0	0
Total	**97,830**	**97,830**	**103,900**	**103,900**	**103,900**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

.10 ACRES
2012 WDK
2013 FGR/SKETCH

UNIQUE ID: 016003

Wethersfield

LOCATION:	18 SCHOOLHOUSE XING
911 ADDRESS:	
MAP/BLOCK/LOT:	016 003

GENERAL DESCRIPTION

Complex	Crossings
Model	Juniper
Style	Condominium

Building Use	Residential
Condition	Average
Class	C+
Stories	2.00
Construction	
Year Built	1983
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	Natural Gas	
Cooling Type	None	0 %

INTERIOR

Floors	Hardwood
Fireplaces	1
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,027	142,753
Fireplace	1	3,150
Full Baths	1	5,250
Value Before Depr.	0	151,153
Depr/Adjust Amount	0	28,719
Final Value (After Dep	0	122,434

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	19
FUNCTIONAL DEPR %	0

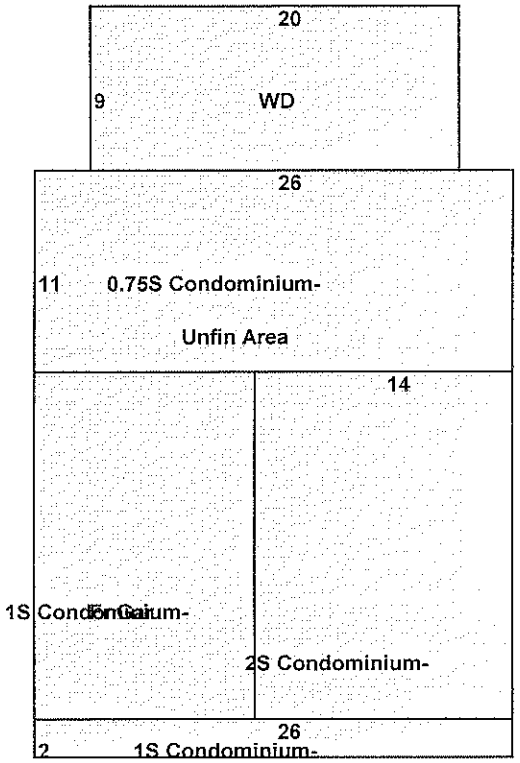
ATTACHED OUTBUILDING/COMPONENTS

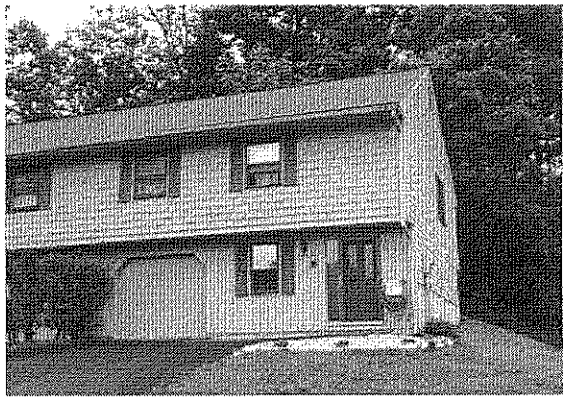
Description	Area/Qty	Value
Wood Deck	180	2,603
Frame Garage	228	6,205
Unfinished Area	286	8,514

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
1,027	3	1	1	1	0





Description	Year Blt	Area/Qty	Value

Unique ID	152049	Wethersfield	Card No: 1

Location:	137 DALE RD	Map/Lot:	152 049	Zone:	A	Date Printed:	09-10-19
911 Address:		Exempt		Nbhd:	105	Last Update:	09-10-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SOTER PETER D	2093 /935	09-09-19	Warranty Deed	YES	215,000
137 DALE RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
LUNDIN JUDITH H	2025 /0161	01-08-18		NO	0
LUNDIN HOLGER O & JUDITH H	0955 /0331	09-30-02		YES	185,000
SONNONE LOIS P	0547 /0406	05-28-93		YES	146,000
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-19-0678	08-29-19	1,200	Yes	Imported Rec	0	01-01-01	Install a 6" stainless steel chimney liner for furnace.
B-19-0661	08-27-19	1,500	Yes	Imported Rec	0	01-01-01	Repair cracked valley rafter per engineered drawings.
M-13-17	02-01-13	2,000	No	Permit Issue	100	10-01-13	INSTALL NEW 275 GAL BASEMENT OIL TANK

Census/Tract	4925
Dev Map	Dev Lot EPT1
Date	05/08/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.25	73,500			
13- Res Bldg	1.00	80,280			

Appraised Value

Total Land Value	105,000
Total Building Value	114,691
Total Outbuilding Value	0
Total Market Value	219,691

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.25	0.00	105,000	1.00	0	105,000
Total	0.25					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	70,900	70,900	70,900
Building	80,280	80,280	80,600	80,600	80,600
Outbuilding	0	0	0	0	0
Total	**153,780**	**153,780**	**151,500**	**151,500**	**151,500**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 152049 Wethersfield

Location:	137 DALE RD	**Unit**	
911 Address:			
Map/Block/Lot	152 049		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1959
Percent Complete	100
Finished Area	1,288

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,288
Basement Finish	216
Bsmt Room Style	Average
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	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
6	3	1	1	1

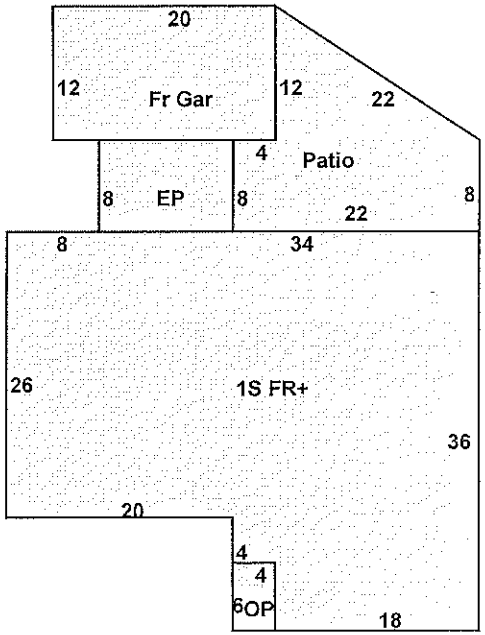
Description	Area/Qty	Value
Base Rate	1,288	99,846
Average Quality Basement Fi	216	3,240
Basement	1,288	19,320
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	132,906
Depr/Adjust Amount	0	27,910
Final Value (After Depr)	0	104,996

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

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1959	Good	240	6,067
Patio	1959	Good	284	2,045
Enclosed Porch	1959	Good	96	1,365
Open Porch	1959	Good	24	213

Total Building Value 114,691



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	102002B078	Wethersfield	Card No: 1[illegible]1

Location:	34 PICKERING LN	Map/Lot:	102 002 B078	Zone:	SRD	Date Printed:	09-16-19
911 Address:		Exempt		Nbhd:		Last Update:	09-16-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
GROSS MELANIE	2093 /1010	09-10-19	Warranty Deed	YES	260,000
34 PICKERING LA WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DONAHUE GAIL A	2039 /342	05-02-18	Quit Claim	NO	0
DONAHUE GAIL A TRUSTEE	1458 /0069	02-25-08		NO	0
DONAHUE GAIL A	1458 /0049	02-25-08		NO	0
DONAHUE GAIL A TRUSTEE	1109 /0075	10-23-03		NO	0
DONAHUE GAIL A	0771 /0127	09-20-99		YES	173,900

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
EP990381	11-15-99	1,800	No	Permit Issue	100		Wire rec rm
BP990658	11-10-99	7,212	No	Permit Issue	100		630 sq ft rec rm in bsmnt

Census/Tract	4925						
Dev Map		Dev Lot	78				
Date	05/08/2018	02/10/2004					
Inspector	EQ						
Action	DM Change	Chg after Hear					

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	155,360			
17-Condo Option	1.00	6,900			

Appraised Value

Total Land Value	0
Total Building Value	221,953
Total Outbuilding Value	9,850
Total Market Value	231,803

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	155,360	166,370	184,100	184,100	188,700
Outbuilding	6,900	12,470	4,600	4,600	0
Total	**162,260**	**178,840**	**188,700**	**188,700**	**188,700**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

BAS & WDK SQUARED OFF
2016 HARDWOOD FLR

UNIQUE ID: 102002B078

Wethersfield

LOCATION:	34 PICKERING LN
911 ADDRESS:	
MAP/BLOCK/LOT:	102 002 B078

GENERAL DESCRIPTION

Complex	Collier Farms
Model	Style A
Style	Condominium
Building Use	Residential
Condition	Average
Class	C
Stories	2.00
Construction	
Year Built	1998
Percent Complete	100

FOUNDATION

Basement Area	838
Basement Finished Area	584
Room Style	Average
Access	Interior
Garage Bays	0
Sump Pump	NO

HVAC

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

INTERIOR

Floors	Hardwood	Carpet
Fireplaces	1	
Wood Stoves	0	

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,588	204,852
Average Quality Baseme	584	8,760
Basement	838	12,570
Central Air	1,588	2,382
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	244,064
Depr/Adjust Amount	0	24,406
Final Value (After Dep	0	219,658

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	10
FUNCTIONAL DEPR %	0

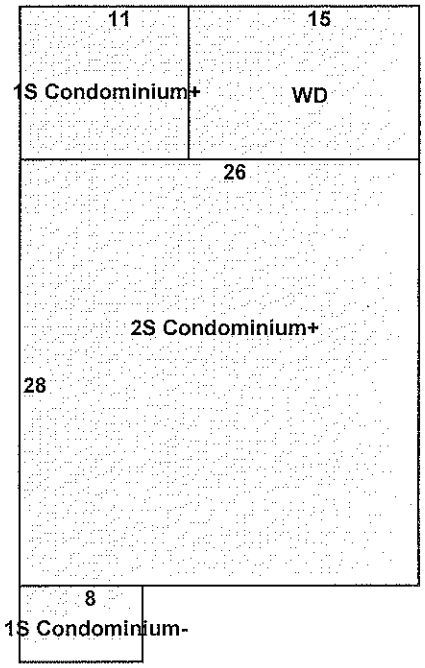
ATTACHED OUTBUILDING/COMPONENTS

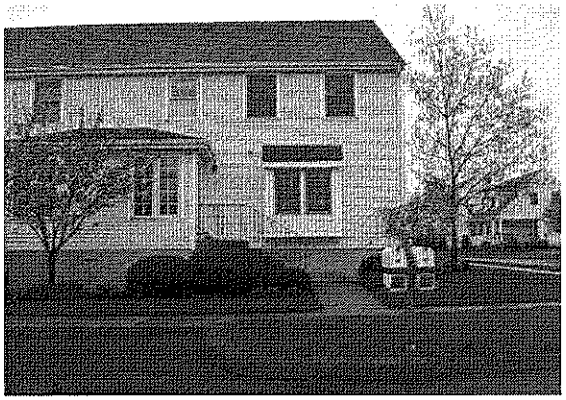
Description	Area/Qty	Value
Wood Deck	150	2,295

Unit Features

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,588	4	2	1	2	1





Description	Year Blt	Area/Qty	Value
Garage w Loft	1999	288	9,850

Unique ID: 075018 **Wethersfield** **Card No: 1of 1**

Location:	423 RIDGE RD	**Map/Lot:**	075 018	**Zone:**	A	**Date Printed:**	03-24-20
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
P-20-0009	01-21-20	1,775	Yes	Imported Rec	0	01-01-01	Plumbing to add one half bath on 2nd floor. Install 1 sink and 1 toile
M-19-0368	12-23-19	10,000	Yes	Imported Rec	0	01-01-01	Replace gas boiler with a combi boiler. Install new baseboards on firs
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

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	2019	2018	2017	2016
Land	64,400	64,400	64,400	64,300	64,300
Building	63,070	63,070	124,950	129,200	129,200
Outbuilding	2,010	2,010	2,010	600	600
Total	**129,480**	**129,480**	**191,360**	**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

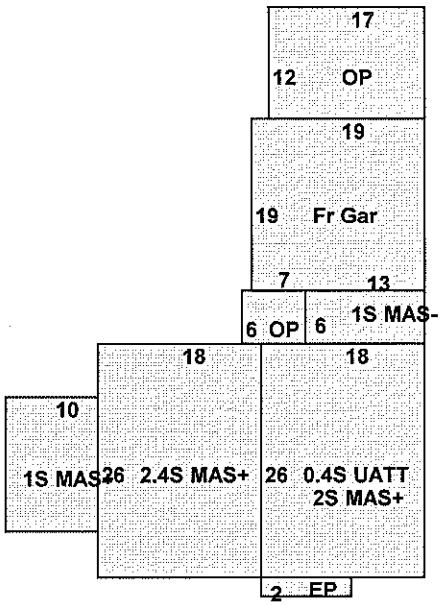
Description	Area/Qty	Value
Base Rate	2,287	204,526
Basement	1,086	17,105
Fireplace	1	3,150
Full Baths	1	5,250
Half Baths	1	2,625
Value Before Depr.	0	232,656
Depr/Adjust Amount	0	83,756
Final Value (After Depr)	50	74,450

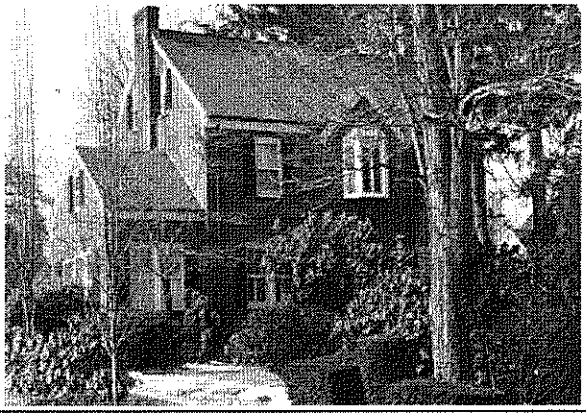
Grade Factor	0	Physical Depreciation %	36
Economic Depreciation %	0	Functional Depreciation %	0

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	355
Open Porch	1928	Good	204	1,724

Total Building Value **90,096**





Detached Component Computations

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

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 124009 **Wethersfield** **Card No:** 1

Location:	222 PINE LN	**Map/Lot:**	124 009	**Zone:**	A	**Date Printed:**	09-18-19
911 Address:		**Exempt**		**Nbhd:**	113	**Last Update:**	09-18-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CREMINS PAUL J & DONNA A	2093 / 1095	09-16-19		YES	255,000
222 PINE LA WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DETRICK DEBORAH A	0758 / 0169	06-28-99		YES	167,000
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
P-13-271	11-19-13	2,000	No	Permit Issue	100	10-01-14	RUN PIPING FOR GAS LOGS

		State Item Codes						Appraised Value	
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	**Total Land Value**	113,000
Dev Map	**Dev Lot** 6	11- Res Land	0.31	79,100				**Total Building Value**	109,508
Date	05/16/2018	13- Res Bldg	1.00	76,660				**Total Outbuilding Value**	7,316
Inspector	EQ	14- Res Outbldg	1.00	5,120				**Total Market Value**	**229,824**
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	76,660	76,660	78,500	78,500	81,300						
Outbuilding	5,120	5,120	2,800	2,800	0						
Total	**160,880**	**160,880**	**157,000**	**157,000**	**157,000**				Totals		

Comments

2019 2 GAS FPL PER TRULIA
2014 FPL

Unique ID: 124009 **Wethersfield**

Location:	222 PINE LN	**Unit**	
911 Address:			
Map/Block/Lot	124 009		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1960
Percent Complete	100
Finished Area	1,452

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,068
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

HVAC

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

Interior

Floors	Hardwood	Tile
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Gas FP	2

Room Summary

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

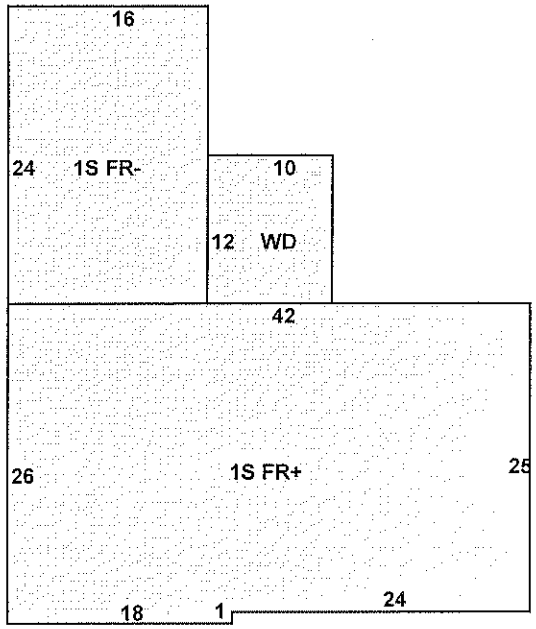
Description	Area/Qty	Value
Base Rate	1,452	105,648
Basement	1,068	16,020
Central Air	1,452	2,178
Fireplace	2	6,000
Full Baths	1	5,000
Value Before Depr.	0	134,846
Depr/Adjust Amount	0	26,969
Final Value (After Depr)	0	107,876

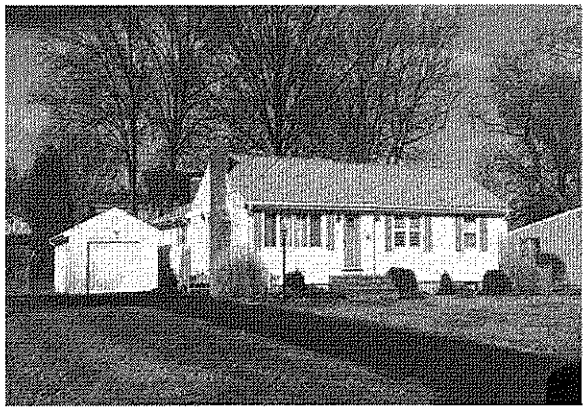
Grade Factor	0	Physical Depreciation %	20
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1960	Good	120	1,632

Total Building Value **109,508**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1960	Average	322	7,316					

Unique ID 159010 **Wethersfield** **Card No:** 1

Location:	380 NOTT ST	Map/Lot:	159 010	Zone:	B	Date Printed:	09-18-19
911 Address:		Exempt		Nbhd:	88	Last Update:	09-18-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CARRERA JOSE L & BETH E	2093 /1133	09-16-19		YES	215,000
380 NOTT ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
PALUSO VINCENZA	1416 /0213	06-15-07		NO	10,755
PALUSO VINCENZA	1416 /0211	06-15-07		NO	209,245
GARRO SEBASTIANO E EST & VINCENZA L/U	1416 /0210	06-15-07		NO	0
GARRO SEBASTIANO E & VINCENZA L/U	0441 /0095	03-16-89		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
TB-16-398	07-01-16	2,880	No	Permit Issue	100		CONSTRUCT 12X16 DECK AT REAR OF HOUSE; C/A 7/1/16
TM-16-32	03-09-16	0	No	Permit Issue	100	10-01-16	GAS PIPE & FLUE FOR ATTIC FAN COIL UNIT
TB-15-576	12-01-15	20,000	No	Permit Issue	100	10-01-16	REBUILD FEP TO KITCHEN; C/O 6/23/16
P-15-229	11-02-15	0	No	Permit Issue	100	10-01-16	INSTALL 2" WASTE VENT, WATER FOR KITCHEN SINK & 3/4" GAS PIPE FOR KITCH
E-15-463	11-02-15	0	No	Permit Issue	100		NEW WIRING FOR KITCHEN ADDITION
B-15-576	08-24-15	20,000	No	Permit Issue	100	10-01-15	REBUILD EXISTING FINISHED ENCLOSED PORCH TO CREATE KITCHEN

Census/Tract	4923
Dev Map	Dev Lot PT10
Date	05/17/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.24	61,600			
13- Res Bldg	1.00	71,280			
14- Res Outbldg	1.00	1,230			

Appraised Value

Total Land Value	88,000
Total Building Value	101,832
Total Outbuilding Value	1,754
Total Market Value	**191,586**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.24	0.00	88,000	1.00	0	88,000
Total	0.24					88,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	61,600	61,600	60,100	60,100	60,100
Building	71,280	71,280	76,300	76,300	76,800
Outbuilding	1,230	1,230	1,000	1,000	0
Total	**134;110**	**134,110**	**137,400**	**137,400**	**136,900**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2018GL-DELETE PATIO, DECK NEW IN 2016, NO EP PER OWNER-CHANGE TO 1SFR, PICTOMETRY
2016GL-DECK
10/08 METAL SHED=POOR CONDITION=N/V
2015GL-EP IS BAS, WD, FBA, 3 BDRMS

Unique ID: 159010 **Wethersfield**

Location:	380 NOTT ST	**Unit**	
911 Address:			
Map/Block/Lot	159 010		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1947
Percent Complete	100
Finished Area	1,250

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	978
Basement Finish	300
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Garage
Basement Garage Bays	1
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	Vinyl Siding
Roof Cover	Asphalt	
Roof Type	Gable	

Special Features

Extra Fixtures	1

Room Summary

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

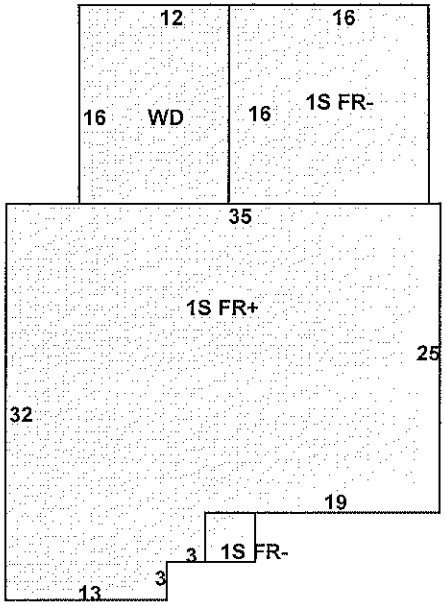
Description	Area/Qty	Value
Base Rate	1,250	96,900
Average Quality Basement Fi	300	4,500
Basement	978	14,670
Basement Garage Bays	1	2,000
Central Air	1,250	1,875
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	133,245
Depr/Adjust Amount	0	34,644
Final Value (After Depr)	0	98,601

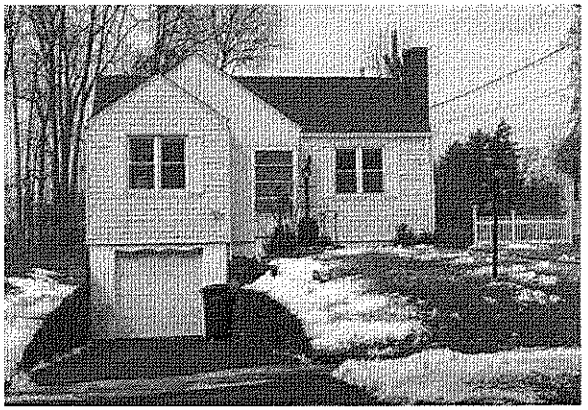
Grade Factor	0	Physical Depreciation %	26
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	2016	Good	192	3,231

Total Building Value 101,832





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2012	Average	144	1,754					

Unique ID	1630790B20	Wethersfield	Card No: 1 1

Location:	53 WOLCOTT HILL RD	Map/Lot:	163 079 0B20	Zone:	SRD	Date Printed:	09-18-19
911 Address:		Exempt		Nbhd:	010-	Last Update:	09-18-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SEJIFIC MEJAZA	2093 / 1146	09-16-19	Warranty Deed	YES	84,500
53 WOLCOTT HILL RD B20 WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DELMIC PROPERTIES LLC	1866 /0316	12-31-14		YES	67,500
PENA MIGUEL	1577 /0081	02-05-10		YES	80,000
WOLFGANG BARRY & SEIFORD BEVERLY	1323 /0206	03-31-06		YES	90,100
SAMM INVESTMENT GROUP C/O DOT MASCOLO	0547 /0276	05-27-93		NO	0
	/				

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

			State Item Codes						Appraised Value	
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	0
Dev Map		Dev Lot B20	15- Condominium	1.00	44,270				Total Building Value	63,242
Date	05/08/2018	01/22/2004							Total Outbuilding Value	0
Inspector	EQ								Total Market Value	63,242
Action	DM Change	Hearing-No Chng								

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	44,270	44,270	53,100	53,100	53,100						
Outbuilding	0	0	0	0	0						
Total	**44,270**	**44,270**	**53,100**	**53,100**	**53,100**				Totals		

Comments

UNIQUE ID: 1630790B20

Wethersfield

LOCATION:	53 WOLCOTT HILL RD B20
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 0B20

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	Carpet	Laminate
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	936	81,432
Central Air	936	1,404
Full Baths	1	5,000
Value Before Depr.	0	87,836
Depr/Adjust Amount	0	24,594
Final Value (After Dep	0	63,242

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
936	4	2	1	1	0

52

18 1S Condominium-

Description	Year Blt	Area/Qty	Value

Unique ID	168087	Wethersfield	Card No: 1 1

Location:	38 BUCKLAND RD	Map/Lot:	168 087	Zone:	C	Date Printed:	09-18-19
911 Address:		Exempt		Nbhd:	92	Last Update:	09-18-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TEXIDOR JONATHAN	2093 /1188	09-16-19	Warranty Deed	YES	200,000
38 BUCKLAND RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
ZAWADSKI ALISON M	1685 /0108	12-08-11		YES	173,000
SCHUMANN NANCY L	0877 /0144	10-16-01		YES	167,500
ALEXANDER MARK J & LORI L	0574 /0676	06-27-94		YES	109,000
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
MP-0195	10-23-08	3,860	No	Permit Issue	100		BOILER CONVERSION
MP02194	12-30-02	1,000	No	Permit Issue	100		Repl bsmnt oil tank

Census/Tract	4923
Dev Map	Dev Lot 33
Date	08/21/2018
Inspector	EQ
Action	DM No Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.17	64,400			
13- Res Bldg	1.00	64,770			
14- Res Outbldg	2.00	3,430			

Appraised Value

Total Land Value	92,000
Total Building Value	92,529
Total Outbuilding Value	4,896
Total Market Value	**189,425**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.17	0.00	92,000	1.00	0	92,000
Total	0.17					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	58,500	58,500	58,500
Building	64,770	64,770	71,800	71,800	73,000
Outbuilding	3,430	3,430	1,200	1,200	0
Total	**132,600**	**132,600**	**131,500**	**131,500**	**131,500**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

20FT REAR DORMER
EXT = COMM. INFL.
2009 CONVERTED TO GAS HEAT

Unique ID: 168087 **Wethersfield**

Location:	38 BUCKLAND RD	**Unit**	
911 Address:			
Map/Block/Lot	168 087		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1939
Percent Complete	100
Finished Area	1,297

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	798
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
6	3	1	1	1

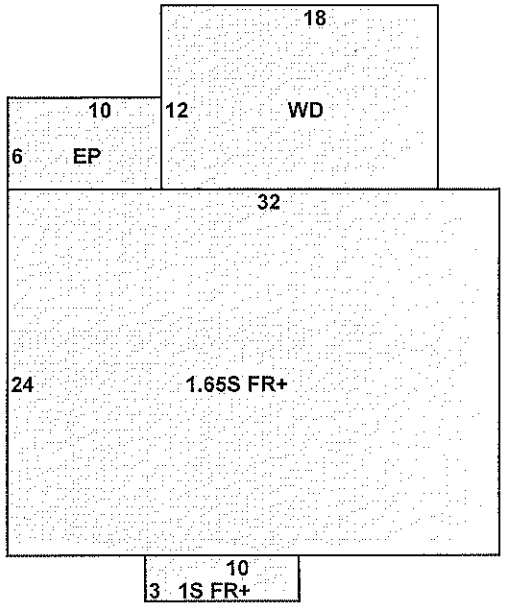
Description	Area/Qty	Value
Base Rate	1,297	110,881
Basement	798	11,970
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	133,351
Depr/Adjust Amount	0	44,006
Final Value (After Depr)	0	89,345

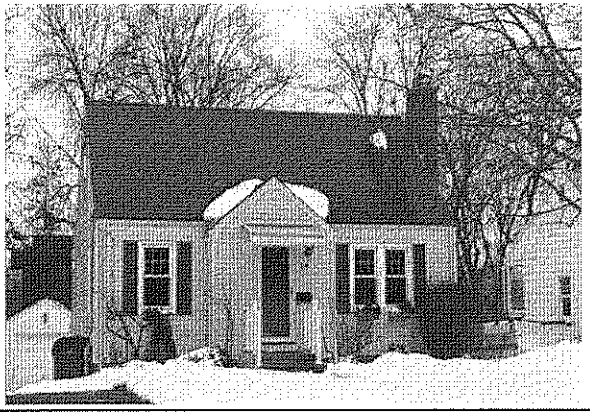
Grade Factor	0	Physical Depreciation %	33
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1939	Average	216	2,460
Enclosed Porch	1939	Average	60	724

Total Building Value **92,529**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1939	Fair	200	2,938
Det Masonry Patio	2007	Average	136	1,958

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 151012 **Wethersfield** **Card No:** 1 1

Location:	410 BRIMFIELD RD	**Map/Lot:**	151 012	**Zone:**	A	**Date Printed:**	09-18-19
911 Address:		**Exempt**		**Nbhd:**	105	**Last Update:**	09-18-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MIDDLETON COLE D & FAZEKAS MEGAN	2094 /2	09-16-19	Warranty Deed	YES	250,000
410 BRIMFIELD RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
BRYANT LISA	1952 /0017	08-19-16		YES	263,000
GOODWIN CHRISTOPHER & PATRICIA	1637 /3111	02-03-11		YES	252,250
FLETCHER COLIN & MELISSA	1370 /0202	10-20-06		YES	260,000
SHEA DONNA L	1370 /0201	10-20-06		NO	0
WELKER DONNA LEE	1125 /0218	12-22-03		YES	240,000

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP-0759	11-11-09	6,290	No	Permit Issue	100	10-01-10	Remove 2 layers & reroof
EP030430	12-19-03	750	No	Permit Issue	100		REP FEEDER & PANEL

		State Item Codes						Appraised Value	
Census/Tract	4925	**Code**	**Quantity**	**Value**	**Code**	**Quantity**	**Value**	**Total Land Value**	105,000
Dev Map	**Dev Lot** 250	11- Res Land	0.25	73,500				**Total Building Value**	115,885
Date	09/01/2010	13- Res Bldg	1.00	81,120				**Total Outbuilding Value**	0
Inspector	CR							**Total Market Value**	**220,885**
Action	49								

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	81,120	81,120	84,600	84,600	84,600						
Outbuilding	0	0	0	0	0						
Total	**154,620**	**154,620**	**155,500**	**155,500**	**155,500**				Totals		

Comments

Unique ID: 151012 **Wethersfield**

Location:	410 BRIMFIELD RD	**Unit**	
911 Address:			
Map/Block/Lot	151 012		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1952
Percent Complete	100
Finished Area	1,487

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	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

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

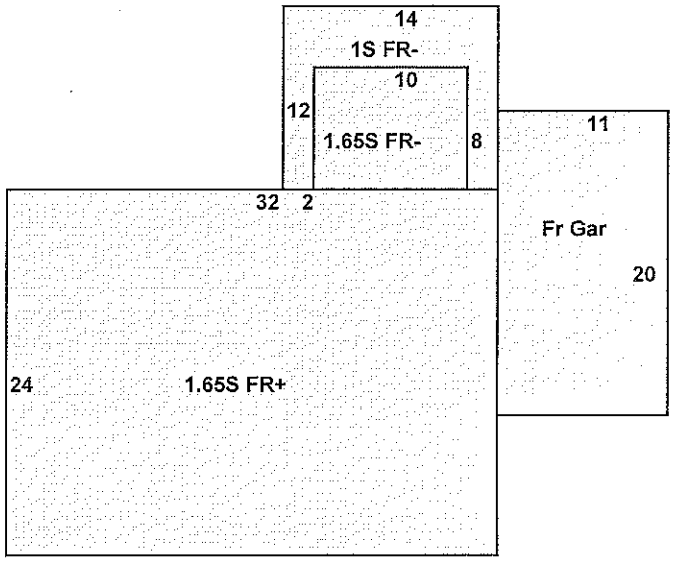
Description	Area/Qty	Value
Base Rate	1,487	123,421
Basement	768	11,520
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	145,441
Depr/Adjust Amount	0	34,906
Final Value (After Depr)	0	110,535

Grade Factor	0	Physical Depreciation %	24
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1952	Good	220	5,350

Total Building Value **115,885**



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 152061 **Wethersfield** **Card No:** 1

Location:	179 CLEARFIELD RD	**Map/Lot:**	152 061	**Zone:**	A	**Date Printed:**	09-25-19
911 Address:		**Exempt**		**Nbhd:**	105	**Last Update:**	09-25-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CHAVEZ CHRISTOPHER & THIBODEAU WILLI	2094 /54	09-18-19	Warranty Deed	YES	245,000
179 CLEARFIELD RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
NALETTE MATTHEW T	2039 /347	05-03-18	Quit Claim	NO	0
NALETTE MATTHEW T & NORMA J	0802 /0244	07-17-00		NO	160,000
LUNDBERG RONALD	0796 /0177	05-19-00		NO	0
WINSLOW EDITH P L/U %RONALD J LUNDBERG	0629 /0211	10-07-96		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
MP-0276	12-09-08	9,000	No	Permit Issue	100		Replace boiler & oil tank, chimney lined or cleaned
EP000271	07-17-00	450	No	Permit Issue	100		Repl. service entrance wire

Census/Tract	4925
Dev Map	**Dev Lot** 159
Date	12/07/2009
Inspector	CR
Action	49

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.22	72,760			
13- Res Bldg	1.00	93,690			

Appraised Value

Total Land Value	103,950
Total Building Value	133,839
Total Outbuilding Value	0
Total Market Value	**237,789**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.22	0.00	105,000	0.99	0	103,950
Total	0.22					103,950

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	72,760	72,760	70,300	70,300	70,300
Building	93,690	93,690	103,500	103,500	103,500
Outbuilding	0	0	0	0	0
Total	**166,450**	**166,450**	**173,800**	**173,800**	**173,800**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2009 NVI

Unique ID: 152061 **Wethersfield**

Location:	179 CLEARFIELD RD	**Unit**	
911 Address:			
Map/Block/Lot	152 061		

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	1,746

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	810
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	Brick
Roof Cover	Asphalt	
Roof Type	Gable	

Special Features

Room Summary

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

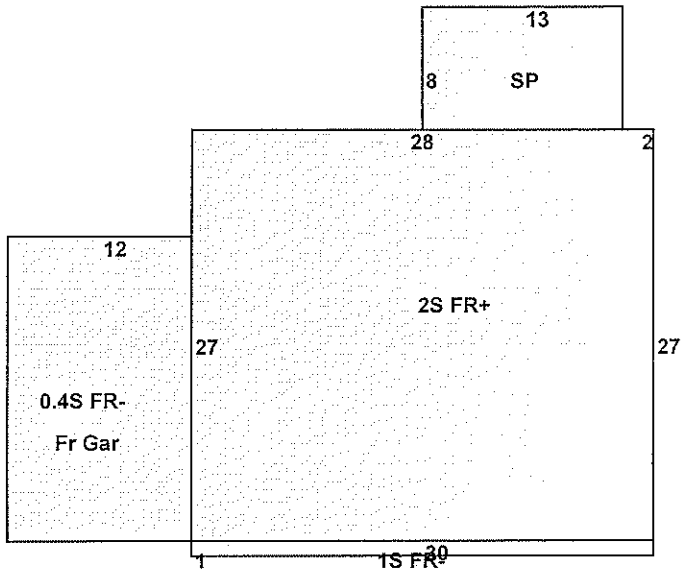
Description	Area/Qty	Value
Base Rate	1,746	153,892
Basement	810	12,150
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	176,542
Depr/Adjust Amount	0	49,432
Final Value (After Depr)	0	127,111

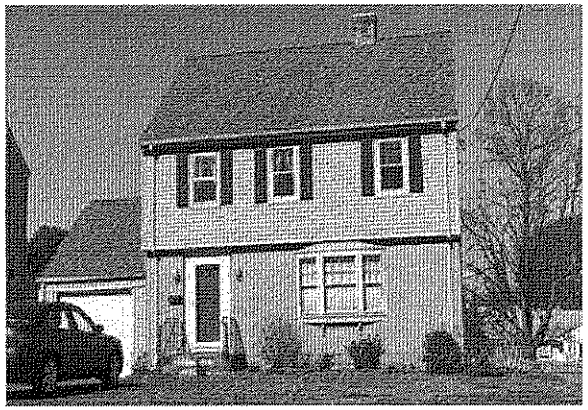
Grade Factor	0	Physical Depreciation %	28
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1940	Good	240	5,530
Screened Porch	1940	Good	104	1,198

Total Building Value 133,839





Detached Component Computations

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

Unique ID 173023 **Wethersfield** **Card No:** 1

Location:	74 WESTWAY	**Map/Lot:**	173 023	**Zone:**	A	**Date Printed:**	09-25-19
911 Address:		**Exempt**		**Nbhd:**	105	**Last Update:**	09-25-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MCGOLDRICK RYAN J	2094 /73	09-18-19	Warranty Deed	YES	304,000
74 WESTWAY WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
POWER PATRICK M & KATHARINE G	1877 /0260	03-25-15		YES	283,000
BANET BRIAN L & MERIDETH H	1302 /0316	12-12-05		YES	318,000
FISHER KAREN	1235 /0292	03-28-05		YES	313,000
AMO WILLIAM C & MARIANNE	0382 /0620	01-23-87		NO	163,000
	/				

Building Permit

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	
BP-0619	10-28-09	8,331	No	Permit Issue	100	10-01-10	Remove 2 layers & reproof
MP-0152	08-22-08	8,275	No	Permit Issue	100		Install central air conditioning
BP01101	04-10-01	2,650	No	Permit Issue	100		8X14 wooden tool shed

Census/Tract	4922
Dev Map	Dev Lot 16
Date	05/19/2018
Inspector	EQ
Action	DM No Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.60	74,970			
13- Res Bldg	1.00	99,090			
14- Res Outbldg	1.00	660			

Appraised Value

Total Land Value	107,100
Total Building Value	141,557
Total Outbuilding Value	941
Total Market Value	**249,598**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.60	0.00	105,000	1.02	0	107,100
Total	0.60					107,100

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	74,970	74,970	77,800	77,800	77,800
Building	99,090	99,090	102,600	102,600	103,400
Outbuilding	660	660	800	800	0
Total	**174,720**	**174,720**	**181,200**	**181,200**	**181,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2014-2 FIREPLACES & RENOVATED
KITCHEN & BATHROOM PER MLS

Unique ID: 173023 **Wethersfield**

Location:	74 WESTWAY	**Unit**	
911 Address:			
Map/Block/Lot	173 023		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1952
Percent Complete	100
Finished Area	1,712

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	936
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	Plaster
Fireplaces	2
Wood Stoves	0

Exterior

Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

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

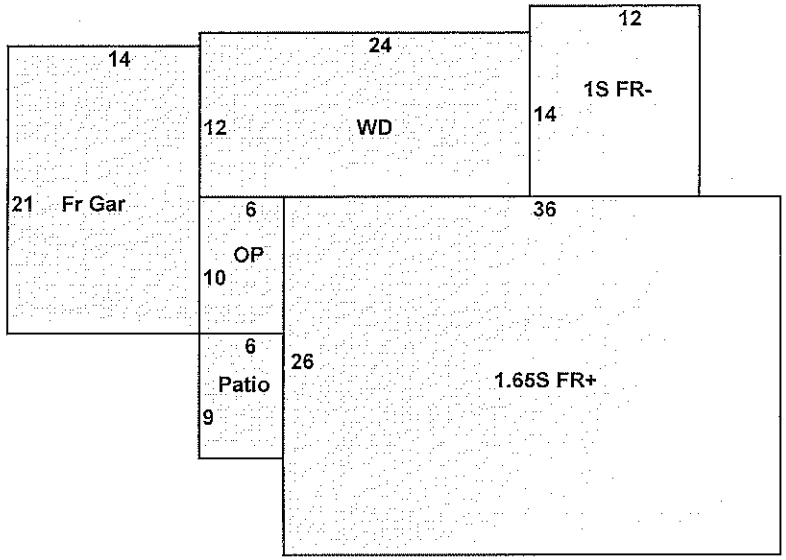
Description	Area/Qty	Value
Base Rate	1,712	140,675
Basement	936	14,040
Central Air	1,712	2,568
Fireplace	2	6,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	170,783
Depr/Adjust Amount	0	40,988
Final Value (After Depr)	0	129,795

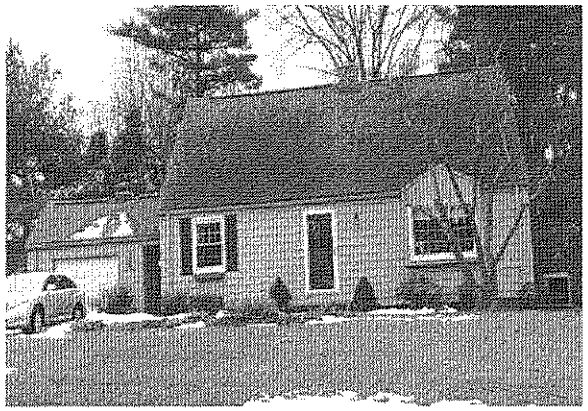
Grade Factor	0	Physical Depreciation %	24
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1952	Good	288	3,721
Frame Garage	1952	Good	294	7,150
Patio	1952	Good	54	367
Open Porch	1952	Good	60	524

Total Building Value **141,557**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2001	Average	112	941					

Unique ID 002021 **Wethersfield** **Card No:** 1

Location:	73 KIMBERLY LN	**Map/Lot:**	002 021	**Zone:**	AAOS	**Date Printed:**	10-01-19
911 Address:		**Exempt**		**Nbhd:**	118	**Last Update:**	10-01-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MORGAN SEAN & AMY	2094 /241	09-23-19		YES	523,500
73 KIMBERLY LA WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MARTIN LESLIE P	0757 /0067	06-17-99		NO	0
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP05730	12-19-05	2,795	No	Permit Issue	100	10-01-06	10X14 shed
BP05572	10-31-05	18,000	No	Permit Issue	100	10-01-06	41X24X16 ingrnd pool
EP05317	10-17-05	1,600	No	Permit Issue	100	10-01-06	Wire ingrnd pool

Census/Tract	4926	
Dev Map		**Dev Lot** 13
Date	05/07/2018	03/02/2009
Inspector	EQ	
Action	DM Change	BAA Reduction

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	1.00	86,730			
12- Res Excess	0.21	1,470			
13- Res Bldg	1.00	220,270			
14- Res Outbldg	4.00	25,810			

Appraised Value

Total Land Value	126,000
Total Building Value	314,670
Total Outbuilding Value	36,873
Total Market Value	**477,543**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	1.00	0.00	118,000	1.05	0	123,900
Excess	0.21	0.00	10,000	1.00	0	2,100
Total	1.21					126,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	88,200	88,200	90,300	90,300	90,300
Building	220,270	220,270	220,800	220,800	242,100
Outbuilding	25,810	25,810	21,300	21,300	0
Total	**334,280**	**334,280**	**332,400**	**332,400**	**332,400**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

PULL DOWN ATTIC STAIRS

Unique ID: 002021 **Wethersfield**

Location:	73 KIMBERLY LN	**Unit**	
911 Address:			
Map/Block/Lot	002 021		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C+
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1996
Percent Complete	100
Finished Area	3,170

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,674
Basement Finish	800
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	YES

HVAC

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

Interior

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

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Gas FP	1
Central Vac	1
Extra Fixtures	1

Room Summary

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

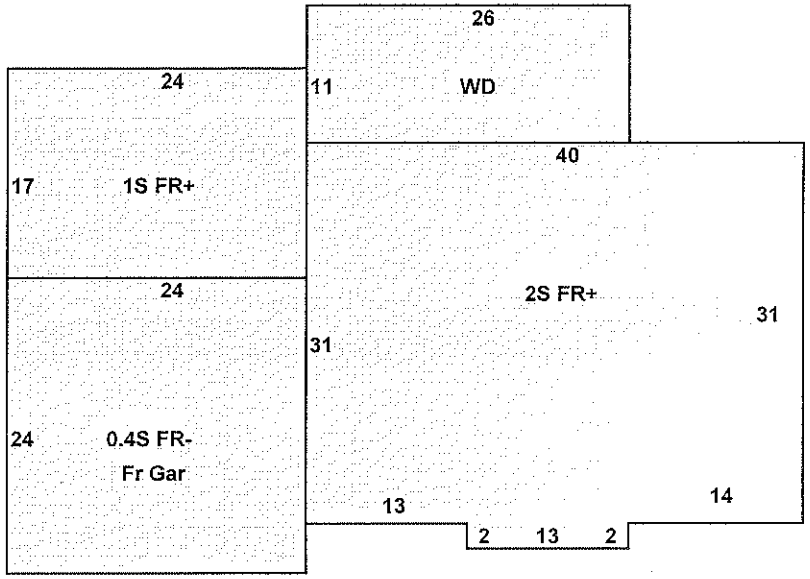
Description	Area/Qty	Value
Base Rate	3,170	257,024
Average Quality Basement Fi	800	12,600
Basement	1,674	26,366
Central Air	3,170	4,993
Extra Fixtures	1	315
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	314,422
Depr/Adjust Amount	0	22,010
Final Value (After Depr)	0	292,412

Grade Factor	0	Physical Depreciation %	7
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1996	Average	286	4,646
Frame Garage	1996	Average	576	17,612

Total Building Value **314,670**



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Good	400	6,831					
Vinyl Pool	2005	Excellent	984	26,061					
Open Porch	2008	Good	144	1,885					
Frame Shed	2005	Excellent	140	2,096					

Unique ID 161036 **Wethersfield** **Card No:** 1

Location:	32 PARK AVE	Map/Lot:	161 036	Zone:	B	Date Printed:	10-01-19
911 Address:		Exempt		Nbhd:	92	Last Update:	10-01-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
HAWKES PIYA	2094 /253	09-23-19	Warranty Deed	YES	245,000
32 PARK AVE WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MANGIAGLI FRANK	2082 /56	04-29-19	Warranty Deed	NO	105,000
ADDISON CHARLENE E	1808 /0182	10-07-13		NO	0
PROCYK STEPHEN & ADDISON CHARLENE E	1698 /0126	02-27-12		NO	0
PROCYK STEPHEN & BERARD CHARLENE	0748 /0004	04-13-99		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-19-0299	05-21-19	4,500	No	Permit Issue	0	08-15-19	INSTALL 21 NEW WINDOWS & REPL FRONT & REAR DOORS. INSTALL NEW GARAGE D
P-19-0122	05-17-19	900	No	Permit Issue	0	08-15-19	REMOVE & REPL TOILETS. REMOVE OLD SINK & INSTALL NEW SINK IN BASEMENT.
E-19-0158	05-15-19	1,800	No	Permit Issue	0	08-15-19	INSTALL GFCI IN ALL AREAS NEAR WATER (KITCHEN, BATH & SINK IN BASEMENT)
BP-0963	11-30-09	8,776	No	Permit Issue	100		Remove 3 layeres & reroof
MP000225	10-30-00	3,700	No	Permit Issue	100		Repl boiler

Census/Tract	4923
Dev Map	Dev Lot 22
Date	01/20/2011
Inspector	CR
Action	Measured & List

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.25	64,400			
13- Res Bldg	1.00	72,440			
14- Res Outbldg	1.00	8,280			

Appraised Value

Total Land Value	92,000
Total Building Value	103,488
Total Outbuilding Value	11,827
Total Market Value	**207,315**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.25	0.00	92,000	1.00	0	92,000
Total	0.25					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	63,800	63,800	63,800
Building	72,440	72,440	79,200	79,200	83,800
Outbuilding	8,280	8,280	4,600	4,600	0
Total	**145,120**	**145,120**	**147,600**	**147,600**	**147,600**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2010-INTERIOR/EXTERIOR RENOVATIONS
NEEDED
FULL REAR DORMER

Unique ID: 161036 **Wethersfield**

Location:	32 PARK AVE	**Unit**	
911 Address:			
Map/Block/Lot	161 036		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1954
Percent Complete	100
Finished Area	1,488

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	768
Basement Finish	240
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	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

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

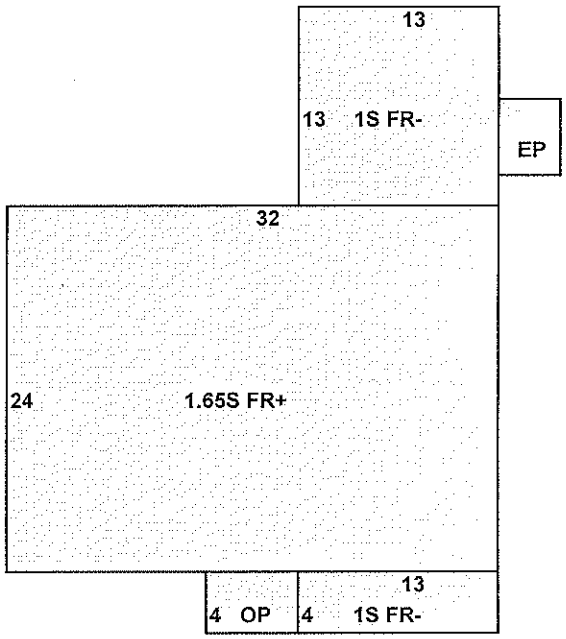
Description	Area/Qty	Value
Base Rate	1,488	123,504
Basement	768	11,520
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Low Quality Basement Finish	240	1,680
Value Before Depr.	0	147,204
Depr/Adjust Amount	0	44,161
Final Value (After Depr)	0	103,043

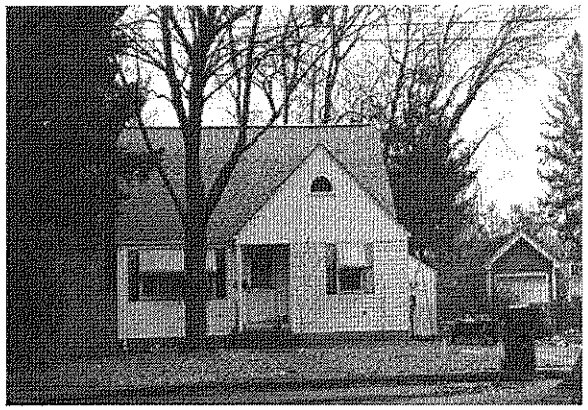
Grade Factor	0	Physical Depreciation %	30
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Enclosed Porch	1954	Average	20	252
Open Porch	1954	Average	24	198

Total Building Value **103,488**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1956	Average	528	11,827

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 061021 **Wethersfield** **Card No:** 1

Location:	41 BEECH TREE DR	**Map/Lot:**	061 021	**Zone:**	A	**Date Printed:**	10-01-19
911 Address:		**Exempt**		**Nbhd:**	106	**Last Update:**	10-01-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
PITT AMBER L	2094 /312	09-25-19	Warranty Deed	YES	282,000
41 BEECH TREE DR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
FLIP IT LLC	2074 /103	02-20-19	Warranty Deed	NO	145,000
DUGGAN THOMAS G & VICKIE A	0745 /0177	03-26-99		YES	145,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-19-0074	03-22-19	18,000	No	Closed	100	04-17-19	INSTALL LVL BEAM IN KITCHEN & LIVING ROOM, FINISH BASEMENT, 20 NEW WIND
P-19-0066	03-19-19	7,000	No	Closed	100	04-17-19	FULL REMODEL OF EXISTING 2 BATHROOM HOUSE ADDING 1/2 BATH IN BASEMENT
M-19-0046	03-15-19	8,250	No	Closed	100	04-17-19	INSTALL NATURAL GAS FURNACE, CENTRAL A/C & DUCTWORK. INSTALLING NEW GA
E-19-0068	03-12-19	5,000	No	Closed	100	04-17-19	SVC CHNG, REWIRE KITCHEN & BATHS. NEW WIRING BASEMENT
B-12-21	02-07-12	15,153	No	Permit Issue	100	10-01-12	STRIP & REROOF
BP08068	03-28-08	6,970	No	Permit Issue	100		STRIPE & REROOF

		State Item Codes						Appraised Value	
Census/Tract	4924	**Code**	**Quantity**	**Value**	**Code**	**Quantity**	**Value**	**Total Land Value**	107,060
Dev Map	**Dev Lot** 82R	11- Res Land	0.36	74,940				**Total Building Value**	160,083
Date	05/29/2019	13- Res Bldg	1.00	112,060				**Total Outbuilding Value**	0
Inspector								**Total Market Value**	**267,143**
Action	LISTING REVIEW								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.36	0.00	106,000	1.01	0	107,060
Total	0.36					107,060

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	74,940	74,950	73,400	73,400	73,400
Building	112,060	74,760	81,700	81,700	81,700
Outbuilding	0	0	0	0	0
Total	**187,000**	**149,710**	**155,100**	**155,100**	**155,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-FULL REMODEL, LISTING, 2.5 BATHS, C/AIR, 2 FIREPLACES
PULL DOWN ATTIC STAIRS

Unique ID: 061021 **Wethersfield**

Location:	41 BEECH TREE DR	**Unit**	
911 Address:			
Map/Block/Lot	061 021		

General Description

Building Use	Single Family
Unit	
Overall Condition	Excellent
Class	C+
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1956
Percent Complete	100
Finished Area	1,328

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,296
Basement Finish	400
Bsmt Room Style	Better
Basement Walls	
Outside Entry	
Basement Garage Bays	2
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	2
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	HIP

Special Features

Room Summary

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

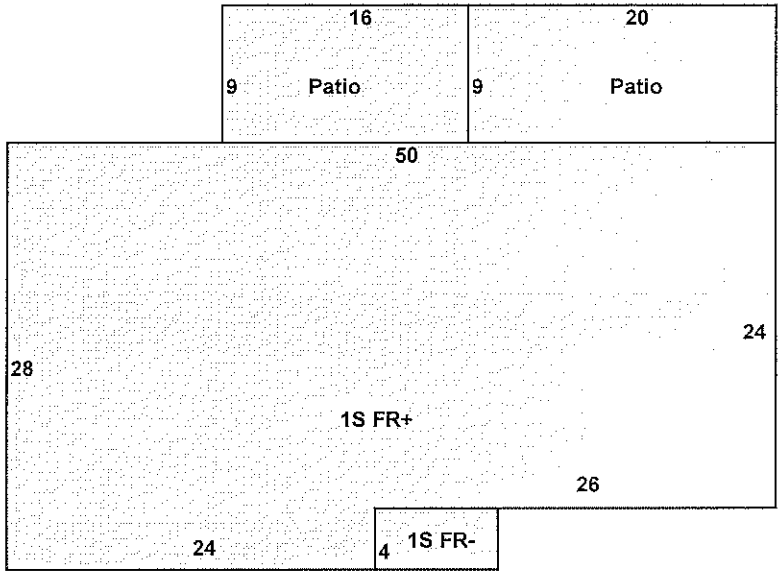
Description	Area/Qty	Value
Base Rate	1,328	104,301
Basement	1,296	20,412
Basement Garage Bays	2	4,200
Better Quality Basement Fin	400	12,600
Central Air	1,328	2,092
Fireplace	2	6,300
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	163,030
Depr/Adjust Amount	0	4,891
Final Value (After Depr)	0	158,139

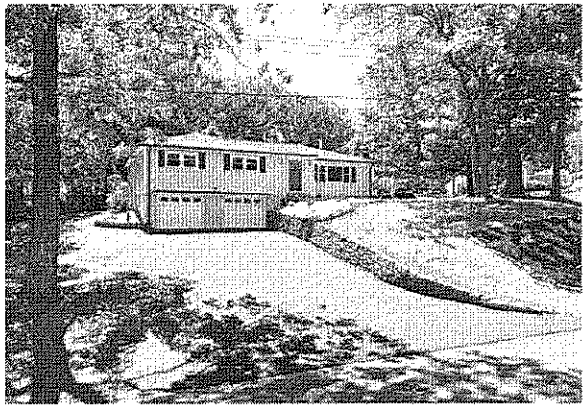
Grade Factor	0	Physical Depreciation %	3
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Patio	1956	Average	144	864
Patio	1956	Average	180	1,080

Total Building Value 160,083





Detached Component Computations

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

Unique ID 163044 | Wethersfield | Card No: 1 1

Location:	90 SAXON RD	Map/Lot:	163 044	Zone:	B	Date Printed:	10-01-19
911 Address:		Exempt		Nbhd:	83	Last Update:	10-01-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
BOTTICELLI BRYNE A	2094 /333	09-26-19	Warranty Deed	YES	186,900
90 SAXON RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
RRUMBULLAKU APOSTOL & REZARTA	1347 /0189	07-12-06		YES	184,900
RICHARDS DARRELL	1286 /0242	10-06-05		NO	0
RICHARDS HELYN ESTATE C/O RICHARDS DARRELL, EXEC	1224 /0219	02-03-05		NO	0
RICHARDS HELYN P	0813 /0337	10-26-00		NO	0
RICHARDS RUSSELL A & HELYN P	0598 /0235	11-14-95		YES	100,000

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

		State Item Codes						Appraised Value	
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	83,000
Dev Map	Dev Lot 9	11- Res Land	0.17	58,100				Total Building Value	95,506
Date	06/05/2019	13- Res Bldg	1.00	66,860				Total Outbuilding Value	6,376
Inspector		14- Res Outbldg	3.00	4,460				Total Market Value	184,882
Action	LISTING REVIEW								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.17	0.00	83,000	1.00	0	83,000
Total	0.17					83,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	58,100	58,100	55,400	55,400	55,400
Building	66,860	62,160	68,200	68,200	70,600
Outbuilding	4,460	4,460	2,400	2,400	0
Total	**129,420**	**124,720**	**126,000**	**126,000**	**126,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-REAR IS 1SFR, 1 XTRA FIXTURE

Unique ID: 163044 **Wethersfield**

Location:	90 SAXON RD	**Unit**	
911 Address:			
Map/Block/Lot	163 044		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1946
Percent Complete	100
Finished Area	1,240

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	560
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	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Fixtures	1

Room Summary

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

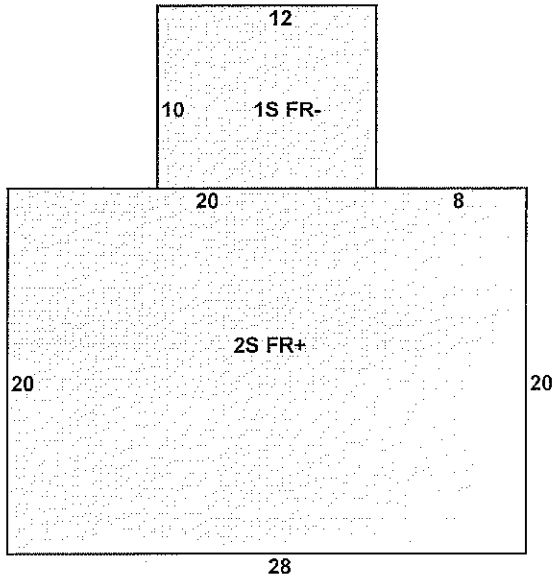
Description	Area/Qty	Value
Base Rate	1,240	114,130
Basement	560	8,400
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	1	5,000
Value Before Depr.	0	130,830
Depr/Adjust Amount	0	35,324
Final Value (After Depr)	0	95,506

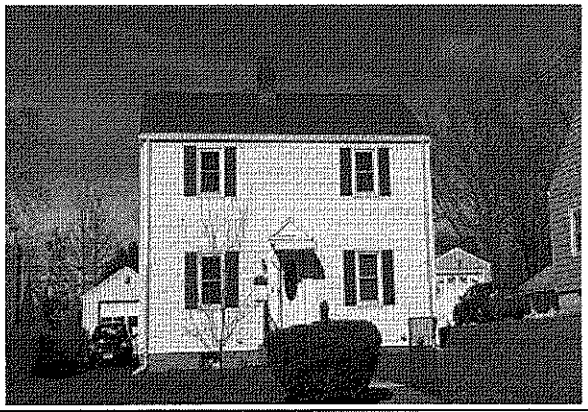
Grade Factor	0	Physical Depreciation %	27
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value

Total Building Value 95,506





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1950	Average	240	5,299
Det Masonry Patio	2008	Fair	80	949
Metal Shed	2008	Fair	90	128

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 016067 **Wethersfield** **Card No:** 1 1

Location:	6 TANNER XING	**Map/Lot:**	016 067	**Zone:**	SRD	**Date Printed:**	10-01-19
911 Address:		**Exempt**		**Nbhd:**	010-	**Last Update:**	10-01-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
AGRAWAL POOJA RANI	2094 /367	09-27-19	Warranty Deed	YES	173,000
6 TANNER XING WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DAVIS DONNA M	2076 /136	03-13-19	Warranty Deed	YES	176,000
VALLI AMY	2076 /135	03-13-19	Name Change	NO	0
CHU AMY	1868 /0313	01-20-15		YES	170,000
JOHNSON GREGG R	1739 /0108	09-28-12		YES	173,000
ZUBOVSKAYA ANNA A	1304 /0226	12-16-05		YES	206,000

Building Permit

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	
B-14-273	05-22-14	2,739	No	Permit Issue	100	10-01-14	STRIP & REROOF
M-12-111	07-12-12	6,500	No	Permit Issue	100	10-01-12	REPL BOILER & 40-GAL INDIRECT TANK

Census/Tract	4923
Dev Map	**Dev Lot** 84
Date	05/07/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	115,660			

Appraised Value

Total Land Value	0
Total Building Value	165,223
Total Outbuilding Value	0
Total Market Value	**165,223**

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	115,660	115,660	114,100	114,100	114,100
Outbuilding	0	0	0	0	0
Total	**115,660**	**115,660**	**114,100**	**114,100**	**114,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019 GAS FPL,CARPET PER TRULIA
.08 ACRES
END UNIT
MLS
2014 HARDWOOD FLRS & REMODELED KITCH PER

UNIQUE ID: 016067

LOCATION:	6 TANNER XING
911 ADDRESS:	
MAP/BLOCK/LOT:	016 067

GENERAL DESCRIPTION

Complex Crossings

Model Standard 1

Style Condominium

Building Use	Residential
Condition	Avg/Good
Class	C+
Stories	1.65
Construction	
Year Built	1984
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	Natural Gas	
Cooling Type	Central	100 %

INTERIOR

Floors	Hardwood	Carpet
Fireplaces	1	
Wood Stoves	0	

EXTERIOR

Exterior Walls

SPECIAL FEATURES

Gas FP	1

DESCRIPTION	AREA	VALUE
Base Rate	1,277	166,010
Central Air	1,277	2,011
Fireplace	1	3,150
Full Baths	1	5,250
Half Baths	1	2,625
Value Before Depr.	0	179,046
Depr/Adjust Amount	0	25,066
Final Value (After Dep	0	153,980

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	14
FUNCTIONAL DEPR %	0

ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value
Wood Deck	264	4,147
Frame Garage	48	1,419
Frame Garage	192	5,677

Unit Features

Location

Floor/Unit Location End Unit

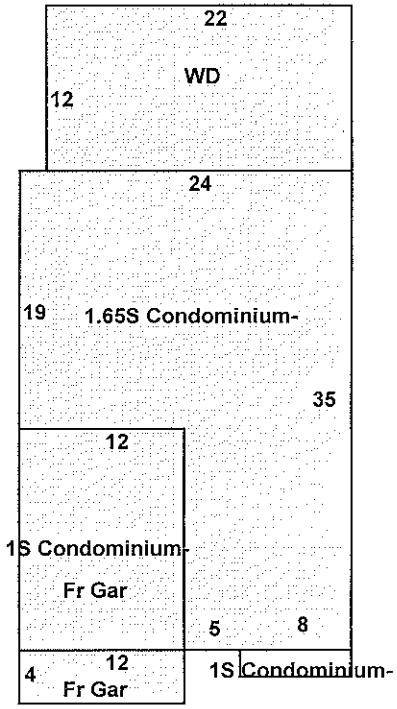
Amenities

Parking Type

Parking Spaces 0

Parking Distance 0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,277	4	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID	185034	Wethersfield	Card No: 1 1

Location:	97 TWO BROOK RD	Map/Lot:	185 034	Zone:	A1	Date Printed:	10-01-19
911 Address:		Exempt		Nbhd:	106	Last Update:	10-01-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
LANGEVIN CAROL ANN	2094 /397	09-27-19	Warranty Deed	YES	258,500
97 TWO BROOK RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
EDWARDS NANCY LEE	1890 /0136	06-18-15		NO	0
EDWARDS DAVID R & NANCY LEE	0219 /0623	02-28-63		NO	0
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-17-124	06-16-17	5,849	No	Permit Issue	100		REPL A/C CONDENSER & AIR HANDLER
M-14-259	10-23-14	8,119	No	Permit Issue	100	10-01-15	OIL TO GAS CONVERSION
EP-286	09-30-08	2,000	No	Permit Issue	100		Upgrade to 200 amps
BP07262	06-07-07	5,000	No	Permit Issue	100		10X10 deck
MP01091	06-19-01	7,490	No	Permit Issue	100		Cntrl A/C

		State Item Codes						Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	106,000
Dev Map	Dev Lot 94	11- Res Land	0.36	74,200				Total Building Value	114,288
Date	05/08/2018	13- Res Bldg	1.00	80,000				Total Outbuilding Value	0
Inspector	EQ							Total Market Value	220,288
Action	DM Change								

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

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2018	2017	2016	2015	Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	72,600	72,600	72,600						
Building	80,000	80,000	82,200	82,200	82,200						
Outbuilding	0	0	0	0	0						
Total	154,200	154,200	154,800	154,800	154,800				Totals		

Comments

Unique ID: 185034 **Wethersfield**

Location:	97 TWO BROOK RD	**Unit**	
911 Address:			
Map/Block/Lot	185 034		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1953
Percent Complete	100
Finished Area	1,421

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,421
Basement Finish	350
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	Carpet	Hardwood
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Fixtures	1

Room Summary

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

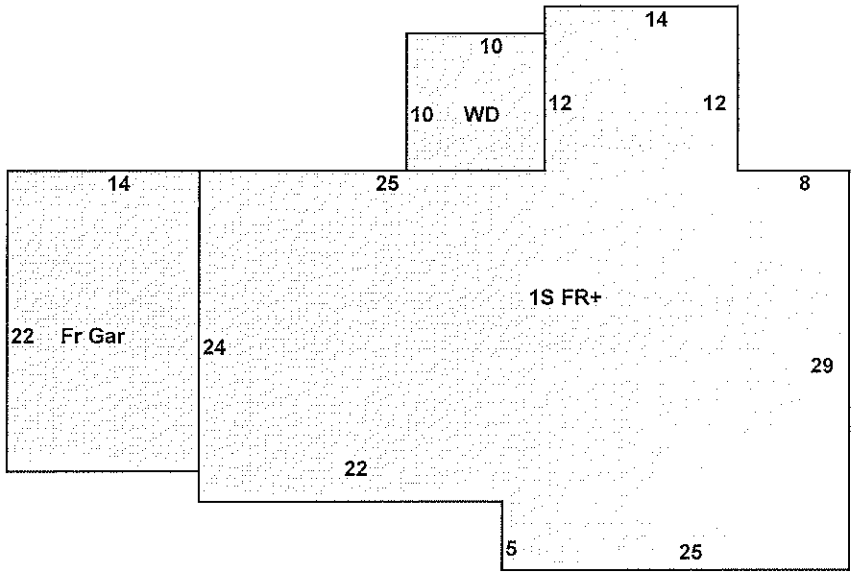
Description	Area/Qty	Value
Base Rate	1,421	103,392
Average Quality Basement Fi	350	5,250
Basement	1,421	21,315
Central Air	1,421	2,132
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	142,888
Depr/Adjust Amount	0	37,151
Final Value (After Depr)	0	105,737

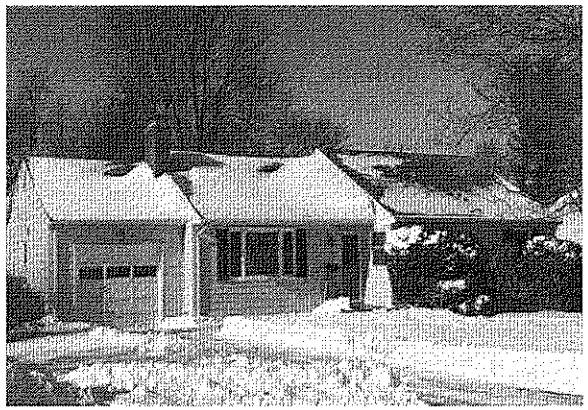
Grade Factor	0	Physical Depreciation %	26
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1953	Average/Good	100	1,258
Frame Garage	1953	Average/Good	308	7,293

Total Building Value 114,288





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID 102002D005 **Wethersfield** **Card No:** 1 1

Location:	27 PERKINS ROW	**Map/Lot:**	102 002 D005	**Zone:**	SRD	**Date Printed:**	10-01-19
911 Address:		**Exempt**		**Nbhd:**		**Last Update:**	10-01-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DELISA KENNETH J & CHRISTINE V	2094 /409	09-27-19		YES	305,000
27 PERKINS ROW WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MCHUGH DORCAS M	1901 /0065	08-24-15		NO	285,000
CROFT RENALDO J EST	1854 /0292	10-01-14		NO	0
CROFT RENALDO J EST LOWE DIANE C & CROFT PAUL CO-EXEC	1841 /0131	06-30-14		NO	0
CROFT RENALDO J	1661 /0084	07-05-11		NO	0
CROFT RENALDO J & SARAH C	1628 /0100	12-14-10		NO	0

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

Census/Tract	4925		
Dev Map		**Dev Lot**	5
Date	05/19/2018	10/01/2008	
Inspector	EQ		
Action	DM No Change	BAA Reduction	

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	177,870			

Appraised Value

Total Land Value	0
Total Building Value	254,095
Total Outbuilding Value	0
Total Market Value	**254,095**

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	177,870	177,870	194,000	194,000	194,000
Outbuilding	0	0	0	0	0
Total	**177,870**	**177,870**	**194,000**	**194,000**	**194,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

UNIQUE ID: 102002D005

Wethersfield

LOCATION:	27 PERKINS ROW
911 ADDRESS:	
MAP/BLOCK/LOT:	102 002 D005

GENERAL DESCRIPTION

Complex	Collier Farms
Model	Style D
Style	Condominium
Building Use	Residential
Condition	Average
Class	C
Stories	1.65
Construction	
Year Built	1996
Percent Complete	100

FOUNDATION

Basement Area	1,203
Basement Finished Area	560
Room Style	Average
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	1,914	216,282
Average Quality Baseme	560	8,400
Basement	1,203	18,045
Central Air	1,914	2,871
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	261,098
Depr/Adjust Amount	0	28,721
Final Value (After Dep	0	232,377

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

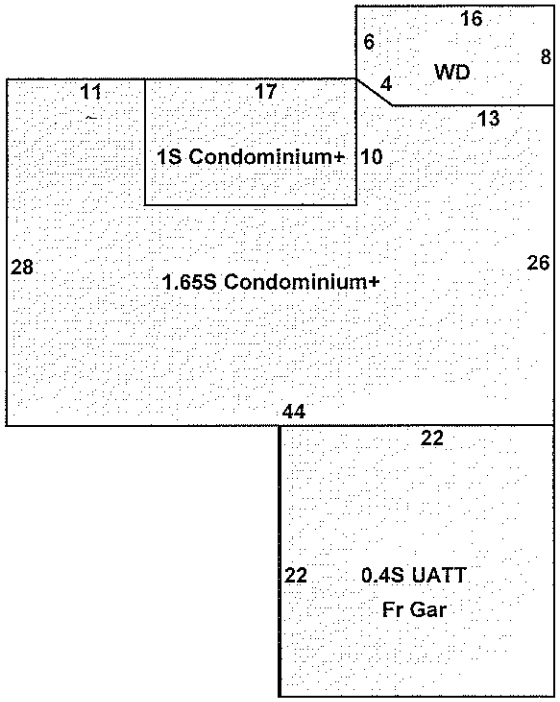
ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value
Unfinished Attic	194	6,043
Wood Deck	125	1,891
Frame Garage	484	13,784

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
1,914	5	3	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 074039 **Wethersfield** **Card No:** 1of 1

Location:	32 HARDING ST	**Map/Lot:**	074 039	**Zone:**	A	**Date Printed:**	03-24-20
911 Address:		**Exempt**		**Nbhd:**	103	**Last Update:**	10-04-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
HUFFMAN CHRISTOPHER M & MITCHELL KER	2094 /474	09-30-19		YES	228,000
32 HARDING ST WETHERSFIELD , CT 06109					
Additional Owners:					

Prior Owner History					
ARAUJO JAMES	1713 /0158	05-21-12		YES	230,000
FEDERAL NATIONAL MORTGAGE ASSOC	1603 /0018	08-04-10		NO	0
CITIMORTGAGE INC	1603 /0015	08-04-10		NO	0
LARIK ASADULLAH	1318 /0283	03-13-06		NO	279,900
BREGLIO JOHN T	1228 /0049	02-23-05		YES	100,000

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-17-67	04-19-17	3,000	No	Permit Issue	100		REPL CONDENSER & COIL ONLY
PP05128	10-26-05	6,800	No	Permit Issue	100		Plumb for 1/2 bath
MP05166	10-24-05	8,900	No	Permit Issue	100		Gas furnace & cntrl A/C
EP05269	09-21-05	5,800	No	Permit Issue	100		Wire new house
BP05352	08-03-05	90,000	No	Permit Issue	100	02-28-06	SF house w/1-car gar
BP04036	02-05-04	4,900	No	Permit Issue	100	10-01-04	Demolish structure

Census/Tract 4923
Dev Map **Dev Lot** 114
Date 10/04/2019 04/22/2004
Inspector
Action LISTING REVIEW BAA-Assr Req

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.17	70,660			
13- Res Bldg	1.00	137,330			
14- Res Outbldg	1.00	860			

Appraised Value

Total Land Value	100,940
Total Building Value	196,185
Total Outbuilding Value	1,226
Total Market Value	**298,351**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.17	0.00	103,000	0.98	0	100,940
Total	0.17					100,940

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2019	2018	2017	2016
Land	70,660	70,660	70,650	68,400	68,400
Building	137,330	137,330	138,190	123,600	123,600
Outbuilding	860	860	860	800	800
Total	**208,850**	**208,850**	**209,700**	**192,800**	**192,800**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL- BATHROOM COUNT, CONDITION, LISTING
VARIANCE 1133/158

Unique ID: 074039 **Wethersfield**

Location:	32 HARDING ST	**Unit**	
911 Address:			
Map/Block/Lot	074 039		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C+
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	2005
Percent Complete	100
Finished Area	1,715

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	840
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

HVAC

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

Interior

Floors	Carpet
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
6	3	1	2	1

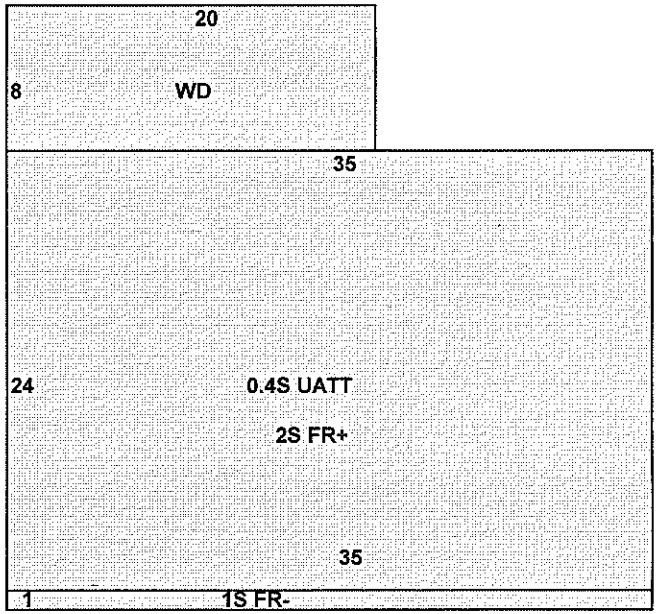
Description	Area/Qty	Value
Base Rate	1,715	158,723
Basement	840	13,230
Basement Garage Bays	1	2,100
Central Air	1,715	2,701
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	189,879
Depr/Adjust Amount	0	7,595
Final Value (After Depr)	0	182,284

Grade Factor	0	Physical Depreciation %	4
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	2005	Average	336	11,290
Wood Deck	2005	Average	160	2,611

Total Building Value **196,185**



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2006	Average	120	1,226					

Unique ID	106053	Wethersfield	Card No: 1 1

Location:	41 WELLS FARM DR	Map/Lot:	106 053	Zone:	A1	Date Printed:	10-03-19
911 Address:		Exempt		Nbhd:	120	Last Update:	10-03-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
RUIMERMAN WESLEY S & NICOLE A	2094 /505	09-30-19		YES	240,000
41 WELLS FARM DR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
SERAFINI AGNES Z	1827 /0118	03-20-14		NO	0
SERAFINI FERDINAND F & AGNES Z	0281 /0508	05-10-72		NO	0
	/				
	/				
	/				

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

Census/Tract	4924
Dev Map	Dev Lot 40
Date	05/31/2018
Inspector	EQ
Action	DM No Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.24	82,320			
13- Res Bldg	1.00	110,720			

Appraised Value

Total Land Value	117,600
Total Building Value	158,170
Total Outbuilding Value	0
Total Market Value	275,770

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.24	0.00	120,000	0.98	0	117,600
Total	0.24					117,600

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	82,320	82,320	74,200	74,200	74,200
Building	110,720	110,720	112,000	112,000	112,000
Outbuilding	0	0	0	0	0
Total	**193,040**	**193,040**	**186,200**	**186,200**	**186,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

WALK UP ATTIC

Unique ID: 106053 **Wethersfield**

Location:	41 WELLS FARM DR	**Unit**	
911 Address:			
Map/Block/Lot	106 053		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C+
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1941
Percent Complete	100
Finished Area	2,182

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	713
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
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	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

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

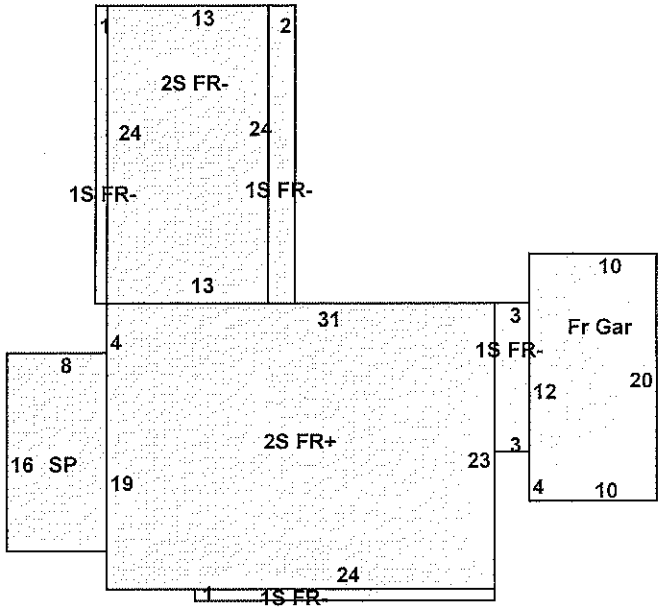
Description	Area/Qty	Value
Base Rate	2,182	189,419
Basement	713	11,230
Central Air	2,182	3,437
Fireplace	1	3,150
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	220,361
Depr/Adjust Amount	0	68,312
Final Value (After Depr)	0	152,049

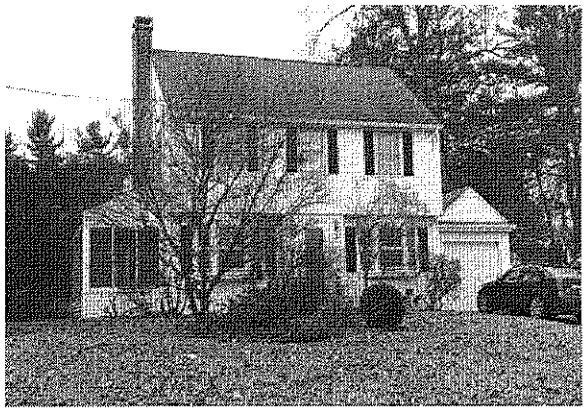
Grade Factor	0	Physical Depreciation %	31
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1941	Average/Good	200	4,637
Screened Porch	1941	Average/Good	128	1,484

Total Building Value 158,170





Detached Component Computations

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

Unique ID	201022	Wethersfield	Card No: 1 of 1

Location:	27 CHAUNCEY RD	Map/Lot:	201 022	Zone:	A	Date Printed:	10-03-19
911 Address:		Exempt		Nbhd:	105	Last Update:	10-03-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DILORETO JOEL	2094 / 537	09-30-19	Warranty Deed	YES	280,000
27 CHAUNCEY RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
CRAFA ANDREW P & NATALIE A	0338 / 0446	11-09-83		NO	83,000
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-19-0171	07-12-19	4,500	No	Closed	100	10-01-19	Replace old boiler and water heater with new wall hung combi boiler.

Census/Tract	4922
Dev Map	Dev Lot 34
Date	05/16/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.28	73,490			
13- Res Bldg	1.00	104,420			
14- Res Outbldg	1.00	630			

Appraised Value

Total Land Value	105,000
Total Building Value	149,168
Total Outbuilding Value	896
Total Market Value	**255,064**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.28	0.00	105,000	1.00	0	105,000
Total	0.28					105,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	73,490	73,490	71,500	71,500	71,500
Building	104,420	104,420	104,400	104,400	105,000
Outbuilding	630	630	600	600	0
Total	**178,540**	**178,540**	**176,500**	**176,500**	**176,500**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 201022 **Wethersfield**

Location:	27 CHAUNCEY RD	**Unit**	
911 Address:			
Map/Block/Lot	201 022		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1960
Percent Complete	100
Finished Area	1,682

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,682
Basement Finish	300
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
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
Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	2	0

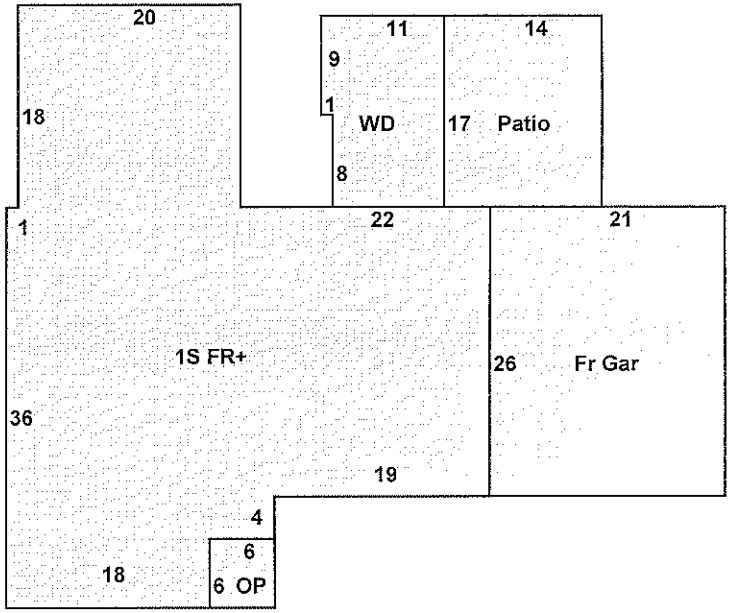
Description	Area/Qty	Value
Base Rate	1,682	117,807
Average Quality Basement Fi	300	4,500
Basement	1,682	25,230
Central Air	1,682	2,523
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	163,360
Depr/Adjust Amount	0	32,672
Final Value (After Depr)	0	130,688

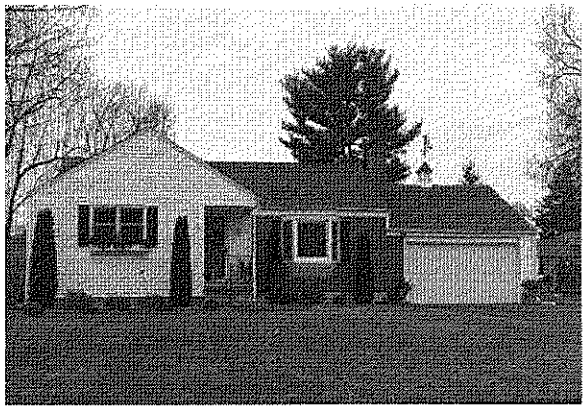
Grade Factor	0	Physical Depreciation %	20
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1960	Good	179	2,434
Frame Garage	1960	Good	546	13,978
Patio	1960	Good	238	1,737
Open Porch	1960	Good	36	331

Total Building Value 149,168





Detached Component Computations

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

Unique ID 016033 **Wethersfield** **Card No:** 1 1

Location:	38 SAWMILL XING	Map/Lot:	016 033	Zone:	SRD	Date Printed:	10-03-19
911 Address:		Exempt		Nbhd:	010-	Last Update:	10-03-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CUNNINGHAM AMY L	2094 /557	09-30-19	Warranty Deed	YES	169,000
38 SAWMILL XING WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DOSSANTOS DOMINGOS & SANTOS LAURA L	2072 /195	01-31-19	Name Change	NO	0
SANTOS DOMINGOS & LAURA L	2072 /194	01-31-19	Name Change	NO	0
SANTOS DOMINGOS & DINIS LAURA L	1655 /0035	05-31-11		NO	0
SANTOS DOMINGOS	1528 /0150	05-19-09		NO	0
SANTOS DOMINGOS & VALDEGAS LAURA L	1515 /0115	03-10-09		YES	180,000

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

		State Item Codes						Appraised Value	
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	0
Dev Map	Dev Lot 42	15- Condominium	1.00	106,870				Total Building Value	152,676
Date	02/28/2008							Total Outbuilding Value	0
Inspector	PH							Total Market Value	152,676
Action	2nd Att to List								

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	106,870	106,870	108,000	108,000	108,000
Outbuilding	0	0	0	0	0
Total	**106,870**	**106,870**	**108,000**	**108,000**	**108,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

.05 ACRES
SLAB
INTERIOR UNIT

UNIQUE ID: 016033

Wethersfield

LOCATION:	38 SAWMILL XING
911 ADDRESS:	
MAP/BLOCK/LOT:	016 033

GENERAL DESCRIPTION

Complex	Crossings
Model	Standard 1
Style	Condominium
Building Use	Residential
Condition	Average
Class	C+
Stories	1.65
Construction	
Year Built	1984
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	Natural Gas	
Cooling Type	None	0 %

INTERIOR

Floors	Carpet
Fireplaces	1
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,277	166,010
Fireplace	1	3,150
Full Baths	1	5,250
Half Baths	1	2,625
Value Before Depr.	0	177,035
Depr/Adjust Amount	0	31,866
Final Value (After Dep	0	145,169

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

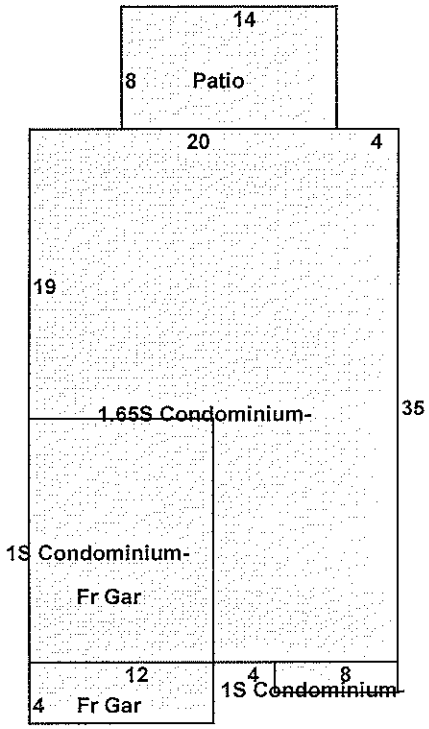
ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value
Frame Garage	48	1,323
Frame Garage	192	5,290
Patio	112	894

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
1,277	4	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID	089019	Wethersfield	Card No: 1 1

Location:	151 OLD COMMON	Map/Lot:	089 019	Zone:	AAOS	Date Printed:	10-03-19
911 Address:		Exempt		Nbhd:	137	Last Update:	10-03-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SWEEZY CRISTIN A & DALIDOWITZ NICHOL	2094 /572	09-30-19		YES	405,000
151 OLD COMMON WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
PESCE ROBERT JR & TRISHA	1809 /0016	10-11-13		YES	398,500
STROLE JEFFREY M & JO-ELLEN M	0748 /0058	04-15-99		YES	208,000
	/				
	/				
	/				

Building Permit

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	
BP-441	06-24-10	7,500	No	Permit Issue	100	10-01-10	Replace wood shakes w/ vinyl siding

Census/Tract	4926
Dev Map	Dev Lot 131
Date	05/23/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.35	93,030			
13- Res Bldg	1.00	159,750			
14- Res Outbldg	1.00	680			

Appraised Value

Total Land Value	132,890
Total Building Value	228,216
Total Outbuilding Value	974
Total Market Value	**362,080**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.35	0.00	137,000	0.97	0	132,890
Total	0.35					132,890

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	93,030	93,030	86,000	86,000	86,000
Building	159,750	159,750	148,500	148,500	149,100
Outbuilding	680	680	600	600	0
Total	**253,460**	**253,460**	**235,100**	**235,100**	**235,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

FENCED BACKYARD 6/19/08
2010 WOOD TO VINYL SDG/SHD1

Unique ID: 089019 Wethersfield

Location:	151 OLD COMMON	Unit	
911 Address:			
Map/Block/Lot	089 019		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C+
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1975
Percent Complete	100
Finished Area	2,191

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	837
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

HVAC

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

Interior

Floors	Hardwood	Tile
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding	Stone Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Special Features

Room Summary

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

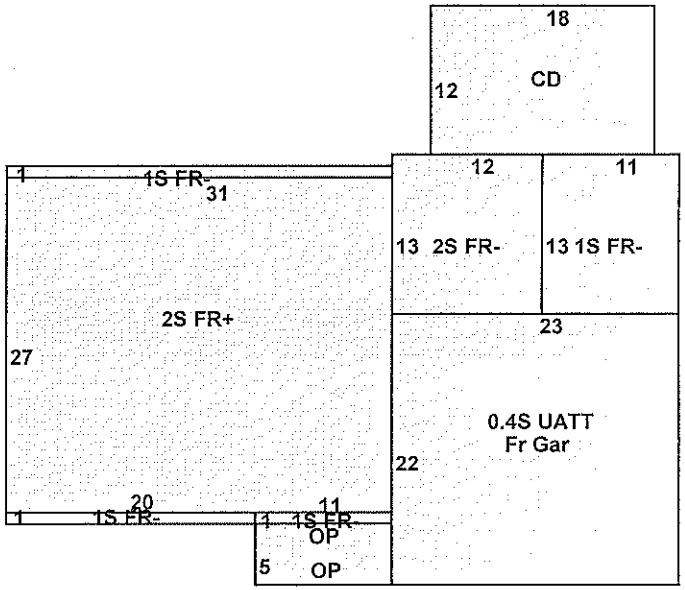
Description	Area/Qty	Value
Base Rate	2,191	190,201
Average Quality Basement Fi	400	6,300
Basement	837	13,183
Central Air	2,191	3,451
Fireplace	2	6,300
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	232,559
Depr/Adjust Amount	0	30,233
Final Value (After Depr)	0	202,327

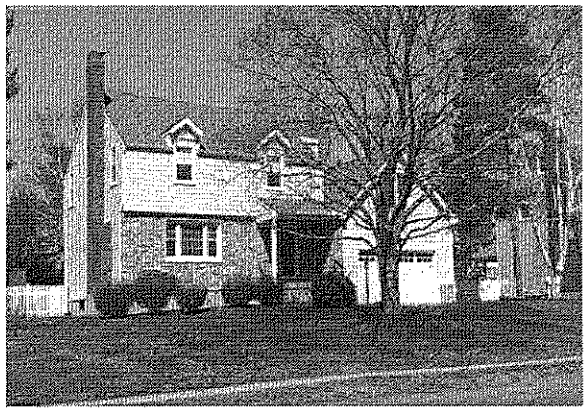
Grade Factor	0	Physical Depreciation %	13
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1975	Good	202	6,453
Composite Deck	1975	Good	216	3,946
Frame Garage	1975	Good	506	14,791
Open Porch	1975	Good	11	116
Open Porch	1975	Good	55	578

Total Building Value 228,216





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2010	Average	80	974					

Unique ID 195018 **Wethersfield** **Card No:** 1 1

Location:	605 MAPLE ST	**Map/Lot:**	195 018	**Zone:**	A1	**Date Printed:**	10-03-19
911 Address:		**Exempt**		**Nbhd:**	96	**Last Update:**	10-03-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
NILSEN DEVIN & BUCCHERI BRIANNA	2094 /591	09-30-19	Warranty Deed	YES	221,000
605 MAPLE ST WETHERSFIELD, CT 06109					
Additional Owners:					
Prior Owner History					
MISTERKA TIMOTHY & HEATHER L	2094 /590	09-30-19	Name Change	NO	0
MISTERKA TIMOTHY & GUITE HEATHER	1459 /0257	02-29-08		YES	240,000
KARNOSKY VIRGINIA M	0294 /1180	01-24-75		NO	0
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
TB-11-376	07-27-11	2,460	No	Permit Issue	100		INSTALL STAINLESS STEEL 6'x25' OVALIZED LINER TO VENT FURNACE
MP-0078	06-30-10	1,000	No	Permit Issue	100	10-01-10	Install separate zone for basement heat
EP-0301	10-20-08	1,600	No	Permit Issue	100	10-01-10	Service upgrade to 200 amps

Census/Tract	4926
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	0.46	67,870			
13- Res Bldg	1.00	89,870			
14- Res Outbldg	1.00	440			

Appraised Value

Total Land Value	96,960
Total Building Value	128,380
Total Outbuilding Value	630
Total Market Value	**225,970**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.46	0.00	96,000	1.01	0	96,960
Total	0.46					96,960

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	67,870	67,870	65,700	65,700	65,700
Building	89,870	89,870	90,900	90,900	91,500
Outbuilding	440	440	600	600	0
Total	**158,180**	**158,180**	**157,200**	**157,200**	**157,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2011 C/A

Unique ID: 195018 **Wethersfield**

Location:	605 MAPLE ST	**Unit**	
911 Address:			
Map/Block/Lot	195 018		

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	1,119

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,119
Basement Finish	1,000
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	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Aluminum
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

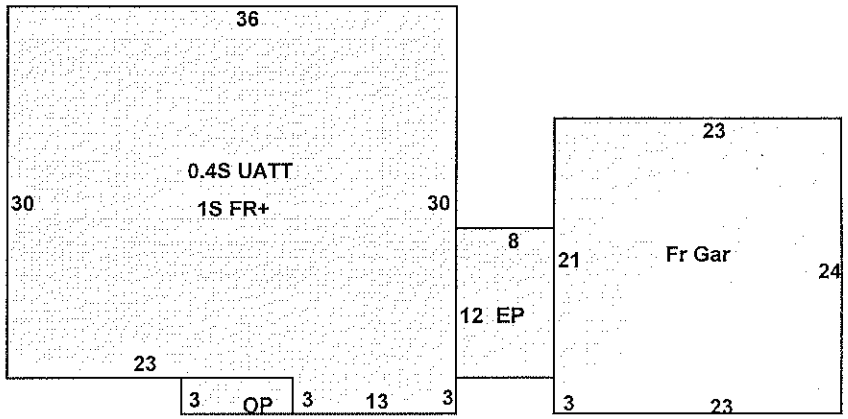
Description	Area/Qty	Value
Base Rate	1,119	89,028
Average Quality Basement Fi	1,000	15,000
Basement	1,119	16,785
Central Air	1,119	1,679
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	135,791
Depr/Adjust Amount	0	33,948
Final Value (After Depr)	0	101,843

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

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1951	Good	448	11,760
Frame Garage	1951	Good	552	13,248
Enclosed Porch	1951	Good	96	1,296
Open Porch	1951	Good	27	233

Total Building Value 128,380



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1972	Average	90	630					