

10 Whitney St Parcel# 14768 sc 5190-0010 CT 5106 VCS 1507 Lot 132 Map 23		Acnt 0049750 151 H B I L L C Vol 2207 C/O Hughes James Managing Member Page 122 135 Highland St Prfx Wethersfield CT 06109				T&U Store/Apartment Class 22.51 BL 1,380 SF 67.28 Perm 152 CF Wall Ratio 9.07 ABP 67.28		East Hartford Connecticut		File L 1 Card 01 of 01			
Property Location and Identification		Owner of Record				Pricing Control Fields		Assessment District					
1 Type and Use Store/Apartment 2 Story Height 2 Story 3 Design/Style Conventional 4 Foundation/Basement No Basement 5 Fascia Cement Block 6a Common Wall 6 Roof Type Gable 6a Roof/floor System Wood Joist 7 Floor Finish Part Carpet 8 Interior Finish Plaster/Equiv 9 Heating Forced Air 9a Air Conditioning Combined 10 Plumbing Fixtures Adequate 11 Builtins/Other Features Add/Deduct Total 6.71		Principal Building and Addition Description +30+46 14 14.A 14.B 14.C 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O				Principal Building Add/Deduct Single Floor Area Price Schedule Value 2S/CB/NB 6.71 1,380 147.99 204,226 Sty Description Code							
Assessor Transaction Information						14 Total Schedule Value 204,226							
Listed TM 06/30/2006 Verified Verified 06/30/2006 Reviewed Action X Action Date 09/08/2006 Print Date 09/08/2006 10:09 Version 12.20 (Build 7250) (c) Copyright 1987-2006, SLH Technology, Inc.						cost/MARKET/CORRELATIVES/APPRaised BUILDING							
						15 Class 22.51 16 Repl Val 183,803 16a CF (1.26) 183,803 17 Norm Cond Normal 78 18a Market O-Other 70 18b Market T-I&E 76 19 Accrued 41 20 Appraised 75,360							
						Additional Owners/Assessment History					Year Built 1900 Additions Modernized Effective 1970 No Units 3 No Rooms 11 No BedRooms 0 Utilities ALL Street Paved Topography Good Total Area 2,760 Res Area Non-res Area 2,760		
						2005 133,730 151 H B I L L C 2003 121,570 151 H B I L L C 2002 121,570 6-10 Whitney Street LLC 2000 125,970 6-10 Whitney Street LLC 1999 125,970 Lombardo Santo J & Nancy 1993 119,780 Lombardo Santo J & Nancy 1992 68,150 Lombardo Santo J & Nancy 1983 68,140 Lombardo Santo J & Nancy 1980 24,040 Lombardo Santo J & Nancy							
						DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS							
						Units	Des	Item	Code	Repl Value	Nm	Mkt Accr	Appraised Value
						450SF	G/1C	052		8,955	40	40	3,580
						17,370	I/E PEN/04-05	I/E		17,370	100		17,370
						6,100	SF PAV	006		13,420	40	40	5,370
						84	SF ATT/SHED	030		966	40	40	390
						YEAR BUILT: CIRCA 1900. ADD I/E PENALTY 2004-2005							
						Sales Date Qual Sale Price Vol Page Grantee							
						03/28/2003 Y 100,000 2207 122 151 H B I L L C 02/22/1979 Y 50,000 691 100 Lombardo Santo J & Nancy							
Frontage Front Ref		Avg Dep Classification	Dep Fact Acres/Units	Eq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
61		178	109	66	1,330	87,780				87,780	Com	B-2	1,330 100,000
											APPRaisal	Item Count	ASSESSMENT
											94,800	Land 1	66,360
											75,360	Building 1	52,750
											26,710	OutBldgs 4	18,700
LAND SUMMARY TOTALS		Acres	0.25			87,780			A-Aver 108	94,800	196,870	TOTAL	137,810

10 Whitney St Parcel# 14768 SC 5190-0010 CT 1507 Lot 132 Map 23		Acnt 0049750 151 H B I L L C Vol 2207 C/O Hughes James Managing Member Page 122 135 Highland St Prfx Wethersfield CT 06109	T&U BL Perm Wall Ratio	Class BP CF ABP	East Hartford Connecticut	File L 1 Card 01 Of 01	
Property Location and Identification		Owner of Record	Pricing Control Fields		Assessment District		
1 Type and Use <u>Store/Apartment</u> 2 Story Height 3 Design/Style Conventional - 4 Foundation/Basement No Basement - 5 Fascia Cement Block - Sa Common Wall		Principal Building and Addition Description 1st: Pennant Real Estate 2nd: 2 Apts ~ 2-1Bd Apts (NA/NE)	+30+46	14 14.A 14.B 14.C 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O	Principal Building 2S/CB/NB Sty Description Code	Add/Deduct 1,380	Single Floor Area Price Schedule Value
6 Roof Type <u>Flat (Gable)</u> 6a Roof/Floor System Wood Joist - 7 Floor Finish Hard Wood + Carpet 8 Interior Finish Plaster/Equiv -		$\text{PAUL: } 325(19) = 6500$ $\begin{array}{r} 325 \\ \times 19 \\ \hline 6500 \end{array}$			Assessor Transaction Information	14 Total Schedule Value	
9 Heating <u>Forced Air</u> - 9a Air Conditioning Combined - 10 Plumbing Fixtures Adequate -		17	10	Listed 01 11/14/1990 Verified Not verified Reviewed Action Action Date Print Date 05/16/2006 08:05 Version 10.20 (Build 7134) (c) Copyright 1987-2006, SLH Technology, Inc.	COST/MARKET/CORRELATIVES/APPRaised BUILDING		
11 Builtins/Other Features Yard Improvement		2S/CB/NB	30	15 Class 22.51 16 Repl Val 16a CF () 17 Norm Cond Normal - 18a Market O-Other 70 18b Market T-V/I 73 19 Accrued 40 20 Appraised	1900		
Add/Deduct Total		46		Additional Owners/Assessment History	Year Built 1900 Additions Modernized Effective - 1970 No# Units 4 No# Rooms 11 No# Bedrooms 0 Utilities ALL Street Paved Topography Good		
Revaluation Field Card				Listed by: TM Date: 6/30/06 Reviewed by: _____ Date: _____ / _____ / _____ PID Updated: 102 Date: 8/29/06			
YEAR BUILT: CIRCA 1900. ADD I/E PENALTY 2004-2005				DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS			
WITNESS TO INTERIOR INSPECTION Signature: Comments/Remarks:		= 1st (Adrianne Wimer) Date: 6/30/06		Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value - 450SF G/1C 052 AVG-LO 30 30 17,370I/E PEN/04-05 I/E 100 84 SF SHO/FR REFL ATT TO GAR 6,100 SF DAVS, ASOH AVG			
SEP - 5 2006 RBC				Sale Date Qual Sale Price Vol Page Grantee			
				03/28/2003 Y 100,000 2207 122 151 H B I L L C			

Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
61	178									Com	B-2	
										APPRaisal	Item Count	ASSESSMENT
										Land	1	66,360
										Building	1	53,330
										OutBldgs	2	14,040
LAND SUMMARY TOTALS		Acres								TOTAL		133,730

28 - 2