

Property Location: 10 KING CT

MAP ID: 10//141//

Bldg Name

State Use: 104

Vision ID: 7484

Account #7484

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 03/31/2017 11:21

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
					Description	Code	Appraised Value	Assessed Value
GOODWIN COLLEGE KING COURT	A Good	I All	I Paved		RES LAND	1-1	40,950	28,670
ONE RIVERSIDE DR					DWELLING	1-3	59,471	41,625
EAST HARTFORD, CT 06118 Additional Owners:	SUPPLEMENTAL DATA							
	Other ID: 2770-0010		Locn Suffix					
	Homeowner Cr		Zoning R-4					
	Census 5106		Res Area 3300					
	VCS 1603		Non Res Area 0					
	# Units 4		Lot Size .44					
	Class RES		ASSOC PID#					
	GIS ID:				Total	100,421	70,295	

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BR-VOLTAGE	SALE DATE	QU	WT	SALE PRICE	F.C.	PREVIOUS ASSESSMENTS (HISTORY)											
							Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
GOODWIN COLLEGE KING COURT LLC	3482/ 49	07/31/2014	U	I	3,200,000	B25												
HOUSING AUTHORITY/TOWN OF E HTFD	169/ 454	05/18/1950	U	I	0	B	2016	1-1		28,670	2015	1-1		28,670	2014	1-1		28,670
HOUSING AUTHORITY/TOWN OF E HTFD	1/ 1	01/01/1900	Q	V	0	NC	2016	1-3		102,420	2015	1-3		41,835	2014	1-3		102,630
									Total:	121,000		Total:	70,505		Total:	131,300		

EXEMPTIONS

OTHER ASSESSMENTS

PREVIOUS ASSESSMENTS (HISTORY)

Previous Assessments (History)		Assessed Value		Yr.		Code		Assessed Value	
ed Value	Yr.	Code		2014	2014	1-1		2014	2014
28,670	2015	1-1		28,670	2014	1-1			28,670
102,420	2015	1-3			41,835	2014	1-3		102,630
131,000		Total:		70,505		Total:		131,300	

This signature acknowledges a visit by a Data Collector or Assessor

Total:	ASSESSING NEIGHBORHOOD					Appraised XF (B) Value (Bldg)
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch		Appraised OB (L) Value (Bldg)
0001/A						Appraised Land Value (Bldg)

NOTES	Special Land Value
C TO B COND, ADD 112 SF OP 2006 REVAL.	
2013 BAA V/I. EXEMPT TO TAXABLE 7/31/14	
SALE INCL 25 PARCELS ON KING COURT, BAA	100,421

SALE INCL 35 PARCELS ON KING COURT. BAA	valuation methods.	
N/C 2014 STIP JUDGMENT 2013-2015. BAA V/C		
2016.	Adjustment:	0

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD										Date	Type	IS	ID	Cd.	Purpose/Result
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments							
									04/19/2016 01/06/2006				MD JJ	01 62	Measure - No Entry-NOI Estimated

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value	
															Spec Use	Spec Calc					
1	104	Four Family	R4		127		0.44	AC	60,802.00	1.9131	5		1.00	16	0.80				1.00		40,950

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Multi Family	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	53		.95	Int vs. Ext	2		Same
Stories	2.0			Framing	1		Wood Joist
Occupancy	4			MIXED USE			
Exterior Wall 1	20		Brick	Code	Description		Percentage
Exterior Wall 2				104	Four Family		100
Roof Structure	04		Hip				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall				
Interior Wall 2				COST/MARKET VALUATION			
Interior Flr 1	12		Hardwood	Adj. Base Rate:	58.98		
Interior Flr 2				Replace Cost	225,110		
Heat Fuel	03		Gas	AYB	1950		
Heat Type	05		Hot Water	EYB	1981		
AC Type	01		None	Dep Code	A		
Total Bedrooms	8			Remodel Rating			
Full Bthrms	4			Year Remodeled			
Half Baths	0			Dep %	35		
Extra Fixtures	0			Functional ObsInc			
Total Rooms	16			External ObsInc			
Bath Style	02		Average	Cost Trend Factor	1		
Kitchen Style	02		Average	Condition			
Num Kitchens	4			% Complete			
Fireplaces	0			Overall % Cond	65		
Extra Openings	0			Apprais Val	146,320		
Prefab Fpl(s)	0			Dep % Ovr	0		
% Basement	100			Dep Ovr Comment			
Bsmt Garage(s)				Misc Imp Ovr	0		
% Fin Bsmt	0			Misc Imp Ovr Comment			
% Rec Room	0			Cost to Cure Ovr	0		
% Semi FBM	0			Cost to Cure Ovr Comment			



7484 03/22/2016