

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT											
GIULIETTI JAMES D 214 FOSTER ST SOUTH WINDSOR, CT 06074 Additional Owners:				A Good	I All	I Paved					Description	Code	Appraised Value	Assessed Value	6043 EAST HARTFORD, CT VISION								
											COM APTM	2-3	1,040,960	728,670									
											COM LAND	2-6	137,250	96,080									
SUPPLEMENTAL DATA												Total		1,178,210	824,750								
Other ID: 2270-0001 Homeowner Cr Census 5103 VCS 2003 # Units 21 Class Apts GIS ID:				Locn Suffix Zoning R-5 Res Area 24160 Non Res Area 0 Lot Size 0 ASSOC PID#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
GIULIETTI JAMES D				3250/ 45		06/09/2011		U	I	0 B03			Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
AFFORDABLE REALTY ONE LLC				1982/ 29		05/31/2001		Q	I	750,000 A00			2014	2-3	728,670	2013	2-3	728,667	2012	2-3	728,667		
WESTBROOK THOMAS A				578/ 262		09/30/1975		U	I	335,000 B			2014	2-6	96,080	2013	2-6	96,080	2012	2-6	96,080		
													Total:	824,750	Total:	824,747	Total:	824,747					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description	Amount		Code	Description	Number		Amount		Comm. Int.		APPROAISED VALUE SUMMARY Appraised Bldg. Value (Card) 381,650 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 137,250 Special Land Value 0 Total Appraised Parcel Value 1,178,210 Valuation Method: 1 2016 Adjustment: CAMA 0 Net Total Appraised Parcel Value 1,178,210										
Total:																							
ASSESSING NEIGHBORHOOD																							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		COMPLETED CAMA													
0001/A																							
NOTES																							
TOMSHIR APTS: 21-2 BEDROOM APTS. ADD PENALTY FOR 2004-2005. NEWER WINDOWS, REVAL 2006. ADD I & E PENALTY 2006-07.REMOVE I&E PENALTY PER BAA 2007. CONVERT TO SEPARATE HEATING SYSTEMS FOR EACH UNIT, \$101,000, 2008.																							
BUILDING PERMIT RECORD														VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount		Insp. Date	% Comp.	Date Comp.	Comments				Date	Type	IS	ID	Cd.	Purpose/Result					
47315	09/26/2006	HT		101,000			0		Separate from main boiler				04/26/2006				TM	64	Refused				
47314	09/26/2006	EL		3,000			0		Wiring new boilers & ho				5/20/16				BJR	62					
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.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value			
1	807	Garden Apt	R5		290		1.49 AC	125,000.00	0.7369	C		1.00	2000	1.00	21 UNITS			1.00		137,250			
Total Card Land Units:							1.49 AC	Parcel Total Land Area:					1.49 AC	Total Land Value:							137,250		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	80		Garden Apartment ✓				
Model	94		Comm/Ind ✓				
Grade	55		1.00 ✓				
Stories	2 ✓						
Occupancy	5 ✓						
Exterior Wall 1	20		Brick ✓				
Exterior Wall 2							
Roof Structure	03		Gable ✓				
Roof Cover	03		Asphalt ✓				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Floor 1	12		Hardwood				
Interior Floor 2							
Heating Fuel	03		Gas ✓				
Heating Type	05		Hot Water				
AC Type	01		None				
Finished %	100						
Bldg Use	807		Garden Apt ✓				
Total Bedrooms	10						
Total Baths	5						
Num Fixtures							
Total Rooms	20						
Basement %	100						
Heat/AC	1		Separate				
Frame Type	1		Wood Joist				
Baths/Plumbing	02		Average				
Common Wall							
Wall Height							
Perimeter							

MIXED USE

Code	Description	Percentage
807	Garden Apt	100

COST/MARKET VALUATION

Adj. Base Rate:	86.19
Replace Cost	508,866
AYB	1964
EYB	1986
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	25
Functional ObsInc	
External ObsInc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	75
Apprais Val	381,650
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

FUS
BAS
BSM

80 ✓

✓36

Wrong pic swap with 2/2

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,880	2,880	2,880	86.19	248,227
BSM	Basement	0	2,880	144	4.31	12,411
FUS	Finished Upper Story	2,880	2,880	2,880	86.19	248,227

Ttl. Gross Liv/Lease Area: 5,760 8,640 5,904 508,866



Property Location: 1-9 HENDERSON DR
Vision ID: 6222

Account #6222

MAP ID: 37 / 172 /

Bldg #: 2 of 2

Bldg Name:

Sec #: 1 of

1 Card 2 of 2

State Use: 807

Print Date: 05/05/2015 12:17

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION										
GIULIETTI JAMES D 214 FOSTER ST SOUTH WINDSOR, CT 06074 Additional Owners:		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value											
						COM APTM	2-3	1,040,960	728,670											
						COM LAND	2-6	137,250	96,080											
SUPPLEMENTAL DATA																				
Other ID: 2270-0001		Loen Suffix																		
Homeowner Cr		Zoning R-5																		
Census 5103		Res Area 24160																		
VCS 2003		Non Res Area 0																		
# Units 21		Lot Size 0																		
Class Apts																				
GIS ID:		ASSOC PID#																		
RECORD OF OWNERSHIP						BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
GIULIETTI JAMES D AFFORDABLE REALTY ONE LLC WESTBROOK THOMAS A						3250/ 45	06/09/2011	U	I	0	B03	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
						1982/ 29	05/31/2001	Q	I	750,000	A00	2014	2-3	728,670	2013	2-3	728,667	2012	2-3	728,667
						578/ 262	09/30/1975	U	I	335,000	B	2014	2-6	96,080	2013	2-6	96,080	2012	2-6	96,080
						Total:						824,750	Total:						824,747	Total:
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																				
ASSESSING NEIGHBORHOOD												APPAISED VALUE SUMMARY								
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)						893,680				
0001/A										Appraised XF (B) Value (Bldg)						0				
										Appraised OB (L) Value (Bldg)						0				
										Appraised Land Value (Bldg)						0				
										Special Land Value						0				
										Total Appraised Parcel Value						1,178,210				
										Valuation Method:						I				
										Adjustment:						0				
										Net Total Appraised Parcel Value						1,178,210				
BUILDING PERMIT RECORD												VISIT/CHANGE HISTORY								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result						
									04/26/2006			TM	64	Refused						
									5/20/16			BJR	62							
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.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value		
2	807	Garden Apt					0.00 AC	0.00	1.0000	C	1.00	2000	1.00			.00		0		
Total Card Land Units: 0.00 AC Parcel Total Land Area: 1.49 AC Total Land Value: 0																				

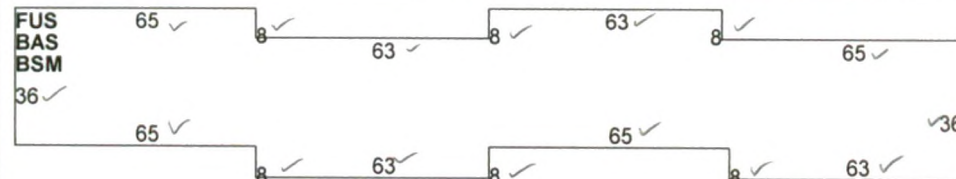
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	80		Garden Apartment ✓				
Model	94		Comm/Ind. ✓				
Grade	55		1.00 ✓				
Stories	2 ✓						
Occupancy	16 ✓						
Exterior Wall 1	20		Brick ✓				
Exterior Wall 2							
Roof Structure	03		Gable ✓				
Roof Cover	03		Asphalt ✓				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Floor 1	12		Hardwood				
Interior Floor 2							
Heating Fuel	03		Gas ✓				
Heating Type	05		Hot Water				
AC Type	01		None				
Finished %	100						
Bldg Use	807		Garden Apt ✓				
Total Bedrooms	32						
Total Baths	16						
Num Fixtures							
Total Rooms	64						
Basement %	100						
Heat/AC	1		Separate				
Frame Type	1		Wood Joist				
Baths/Plumbing	02		Average				
Common Wall							
Wall Height							
Perimeter							

MIXED USE

Code	Description	Percentage
807	Garden Apt	100

COST/MARKET VALUATION

Adj. Base Rate:	63.18
Replace Cost	1,191,575
AYB	1964
EYB	1986
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	25
Functional ObsInc	
External ObsInc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	75
Apprais Val	893,680
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



Swap pic with 1/2 card

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	9,200	9,200	9,200	63.18	581,256
BSM	Basement	0	9,200	460	3.16	29,063
FUS	Finished Upper Story	9,200	9,200	9,200	63.18	581,256

Ttl. Gross Liv/Lease Area: 18,400 27,600 18,860 1,191,575

