

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: 08/12/2014 11:15

CURRENT OWNER			TOPO.	UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT									
GOODWIN COLLEGE KING COURT  ONE RIVERSIDE DR  EAST HARTFORD, CT 06118  Additional Owners:	A	Good	I	All	I	Paved			Description	Code	Appraised Value	Assessed Value											
									RES LAND DWELLING	1-1	40,950	28,670											
										1-3	146,621	102,630											
SUPPLEMENTAL DATA													VISION										
Other ID: 2770-0010 Homeowner Cr Census 5106 VCS 1603 # Units 4 Class RES GIS ID:			Locn Suffix Zoning R-4 Res Area 3300 Non Res Area 0 Lot Size .44			ASSOC PID#			Total		187,571	131,300											
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE		q/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
GOODWIN COLLEGE KING COURT LLC HOUSING AUTHORITY/TOWN OF E HTFD HOUSING AUTHORITY/TOWN OF E HTFD	3482/ 49	07/31/2014		U	I	3,200,000	B25	Yr. 0 0 NC	Code B 0 NC	Assessed Value 28,670 102,420	Yr. 2012 2012 2013	Code 11 13	Assessed Value 28,670 102,420	Yr. 2011 2011 2013	Code 11 13	Assessed Value 28,670 102,420							
	169/ 454	05/18/1950		U	I																		
	1/ I	01/01/1900		Q	V																		
								Total:	131,090	Total:	131,090	Total:	131,090	Total:	131,090								
EXEMPTIONS			OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor										
Year	Type	Description	Amount	Code	Description		Number	Amount	Comm. Int.	APPRaised VALUE SUMMARY													
										Appraised Bldg. Value (Card) 146,320													
Total:												Appraised XF (B) Value (Bldg) 0											
ASSESSING NEIGHBORHOOD													Appraised OB (L) Value (Bldg) 0										
NBHD/SUB	NBHD Name		Street Index Name		Tracing		Batch		Appraised Land Value (Bldg) 40,950														
0001/A									Special Land Value 0														
NOTES													Total Appraised Parcel Value 187,571										
C TO B COND, ADD 112 SF OP 2006 REVAL. 2013 BAA V/I. EXEMPT TO TAXABLE 7/31/14 SALE INCL 35 PARCELS ON KING COURT.													Valuation Method: O										
													Adjustment: 0										
													Net Total Appraised Parcel Value 187,571										
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								
										01/06/2006			JJ	62	Estimated								
LAND LINE VALUATION SECTION																							
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Ix	Adj.	Notes- 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			
Total Card Land Units: 0.44 AC										Parcel Total Land Area: 0.44 AC										Total Land Value: 40,950			

**Property Location:** 10 KING CT

*Vision ID: 7484*

MAP ID: 10 / 141 /

Account #7484

*Bldg #:* 1 of 1    *Sec #:* 1 of 1    *Card* 1 of 1

*State Use:* 10%

Print Date: 08/12/2014 11:15

Property Location: 10 KING CT

Vision ID: 2484

Account # 7484

MAP ID: 10 // 141 //

Bldg #: 1 of 1

Bldg Name:

State Use: 901

Print Date: 08/12/2014 09:37

CURRENT OWNER			TOPO.	UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT						6043 EAST HARTFORD, CT							
GOODWIN COLLEGE KING COURT  ONE RIVERSIDE DR  EAST HARTFORD, CT 06118 Additional Owners:	A Good	1 All		1 Paved						Description	Code	Appraised Value	Assessed Value										
										EX RES LN	11	40,950	28,670										
										EX RS DWL	13	146,621	102,630										
SUPPLEMENTAL DATA															VISION								
Other ID: 2770-0010	Locn Suffix		Zoning R-4	Res Area 3300		Non Res Area 0		Lot Size .44															
Homeowner Cr																							
Census 5106																							
VCS 1603																							
# Units 4																							
Class Exempt Res																							
GIS ID:																							
ASSOC PID#																							
															Total 187,571	131,300							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	q/u	v/l	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
GOODWIN COLLEGE KING COURT LLC			3482/ 49	07/31/2014	U	I	3,200,000		B25	Yr. 2013	Code 11	Assessed Value 28,670	Yr. 2012	Code 11	Assessed Value 28,670	Yr. 2011	Code 11	Assessed Value 28,670					
HOUSING AUTHORITY/TOWN OF E HITFD			169/ 454	05/18/1950	U	I				0	2013	13		0	2012	13							
HOUSING AUTHORITY/TOWN OF E HITFD			1/ 1	01/01/1900	Q	V			0 NC	2013	13		0	2012	13		0						
Total:															131,090	Total: 131,090	Total: 131,090						
EXEMPTIONS															OTHER ASSESSMENTS								
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor												
		Total:																					
ASSESSING NEIGHBORHOOD															APPRAISED VALUE SUMMARY								
NBHD/ SUB	NBHD Name		Street Index Name		Tracing		Batch		Appraised Bdg. Value (Card) 146,320														
0001/A									Appraised XF (B) Value (Bldg) 0														
NOTES															Appraised OB (L) Value (Bldg) 0								
C TO B COND, ADD 112 SF OP 2006 REVAL. 2013 BAA V/I. 7/31/14 SALE INCLUDES 35 PARCELS ON KING COURT.															Appraised Land Value (Bldg) 40,950								
															Special Land Value 0								
															Total Appraised Parcel Value 187,571								
															Valuation Method: 0								
															Adjustment: 0								
															Net Total Appraised Parcel Value 187,571								
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								
										01/06/2006		JJ	62	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.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value				
															Spec Use	Spec Calc							
1	901	Exempt Res 104	R4		127		0.44	AC	60,802.00	1.9131	5		1.00	16	0.80			1.00		40,950			
Total Card Land Units: 0.44 AC										Parcel Total Land Area: 0.44 AC										Total Land Value: 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				901	Exempt Res		100					
Roof Structure	04		Hip									
Roof Cover	00		Typical									
Interior Wall 1	05		Drywall	COST/MARKET VALUATION								
Interior Wall 2				Adj. Base Rate:	58.98							
Interior Flr 1	12		Hardwood	Replace Cost	225,110							
Interior Flr 2				AYB	1950							
Heat Fuel	10		Other	EYB	1976							
Heat Type	05		Hot Water	Dep Code	A							
AC Type	01		None	Remodel Rating								
Total Bedrooms	8			Year Remodeled								
Full Bthrms	4			Dep %	35							
Half Baths	0			Functional ObsInc								
Extra Fixtures	0			External ObsInc								
Total Rooms	16			Cost Trend Factor	1							
Bath Style	02		Average	Condition								
Kitchen Style	02		Average	% Complete								
Num Kitchens	4			Overall % Cond	65							
Fireplaces	0			Apprais Val	146,320							
Extra Openings	0			Dep % Ovr	0							
Prefab Fpl(s)	0			Dep Ovr Comment								
% Basement	100			Misc Imp Ovr	0							
Bsmt Garage(s)				Misc Imp Ovr Comment								
% Fin Bsmt	0			Cost to Cure Ovr	0							
% Rec Room	0			Cost to Cure Ovr Comment								
% Semi FBM	0											
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			1,650	1,650	1,650	58.98			97,310		
BSM	Basement			0	1,650	495	17.69			29,193		
FOP	Open Porch			0	112	22	11.58			1,297		
FUS	Finished Upper Story			1,650	1,650	1,650	58.98			97,310		
Ttl. Gross Liv/Lease Area:				3,300	5,062	3,817					225,110	



FOP  
28  
4

FUS  
BAS  
BSM

25

66

Property Location: 10 KING CT

Vision ID: 7484

MAP ID: 10/ / 141/ /

Account # 7484

Bldg #: 1 of 1

Bldg Name:

State Use: 104

Print Date: 12/15/2015 09:45

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT								
GOODWIN COLLEGE KING COURT		A Good	I All	I Paved		Description												
ONE RIVERSIDE DR						Code												
EAST HARTFORD, CT 06118						Appraised Value												
Additional Owners:																		
Other ID: 2770-0010		Locn Suffix				RES LAND DWELLING				1-1	40,950	28,670						
Homeowner Cr		Zoning R-4								1-3	59,771	41,835						
Census	5106	Res Area 3300																
VCS	1603	Non Res Area0																
# Units	4	Lot Size .44				Total				100,721								
Class	RES	ASSOC PID#								70,505								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
GOODWIN COLLEGE KING COURT LLC		3482/ 49	07/31/2014	U	I	3,200,000	B25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
HOUSING AUTHORITY/TOWN OF E HTFD		169/ 454	05/18/1950	U	I	0	B	2014	1-1	28,670	2013	11	28,670	2012	11	28,670		
HOUSING AUTHORITY/TOWN OF E HTFD		1/ 1	01/01/1900	Q	V	0	NC	2014	1-3	102,630	2013	13	102,420	2012	13	102,420		
								Total:		131,300	Total:		131,090	Total:		131,090		
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														APPRAISED VALUE SUMMARY				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing		Batch									Appraised Bldg. Value (Card)		146,320		
0001/A														Appraised XF (B) Value (Bldg)		0		
NOTES														Appraised OB (L) Value (Bldg)		0		
C TO B COND, ADD 112 SF OP 2006 REVAL.														Appraised Land Value (Bldg)		40,950		
2013 BAA V/I. EXEMPT TO TAXABLE 7/31/14														Special Land Value		0		
SALE INCL 35 PARCELS ON KING COURT. BAA														Total Appraised Parcel Value		100,721		
N/C 2014. STIP JUDGMENT 2013-2015.														Valuation Method:		0		
														Adjustment:		0		
														Net Total Appraised Parcel Value		100,721		
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				
									01/06/2006			JJ	62	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.	Notes- Adj	Special Pricing	S Adj Fact		
1	104	Four Family	R4	127			0.44 AC	60,802.00	1.9131	5	1.00	16	0.80		Spec Use	Spec Calc	1.00	
														Adj. Unit Price	Land Value	40,950		
Total Card Land Units:														Total Land Value:		40,950		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	11		Multi Family Residential	% Attic Fin	0							
Model	01			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	00		Typical									
Interior Wall 1	05		Drywall	COST/MARKET VALUATION								
Interior Wall 2				Adj. Base Rate:	58.98							
Interior Flr 1	12		Hardwood	Replace Cost	225,110							
Interior Flr 2				AYB	1950							
Heat Fuel	10		Other	EYB	1976							
Heat Type	05		Hot Water	Dep Code	A							
AC Type	01		None	Remodel Rating								
Total Bedrooms	8			Year Remodeled								
Full Bthrms	4			Dep %	35							
Half Baths	0			Functional ObsInc								
Extra Fixtures	0			External ObsInc								
Total Rooms	16			Cost Trend Factor	1							
Bath Style	02	Average		Condition								
Kitchen Style	02	Average		% Complete								
Num Kitchens	4			Overall % Cond	65							
Fireplaces	0			Apprais Val	146,320							
Extra Openings	0			Dep % Ovr	0							
Prefab Fpl(s)	0			Dep Ovr Comment								
% Basement	100			Misc Imp Ovr	0							
Bsmt Garage(s)				Misc Imp Ovr Comment								
% Fin Bsmt	0			Cost to Cure Ovr	0							
% Rec Room	0			Cost to Cure Ovr Comment								
% Semi FBM	0											
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	1,650	1,650	1,650	58.98	97,310						
BSM	Basement	0	1,650	495	17.69	29,193						
FOP	Open Porch	0	112	22	11.58	1,297						
FUS	Finished Upper Story	1,650	1,650	1,650	58.98	97,310						
Ttl. Gross Liv/Lease Area:	3,300	5,062	3,817			225,110						



FOP	28	4
FUS		
BAS		
BSM		

25

66

**Property Location: 10 KING CT**

Vision ID: 7484

Account #7484

MAP ID: 10// 141//

Bldg #: 1 of 1

**Bldg Name:**

State Use: 104

Print Date: 03/20/2015 13:59

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT
					Description	Code	Appraised Value	Assessed Value	
GOODWIN COLLEGE KING COURT	A Good	1 All	1 Paved		RES LAND DWELLING	1-1 1-3	40,950 146,621	28,670 102,630	
ONE RIVERSIDE DR									
EAST HARTFORD, CT 06118									
Additional Owners:									
<b>SUPPLEMENTAL DATA</b>									
Other ID:	2770-0010		Locn Suffix						
Homeowner Cr			Zoning	R-4					
Census	5106		Res Area	3300					
VCS	1603		Non Res Area						
# Units	4		Lot Size	.44					
Class	RES								
GIS ID:			ASSOC PID#						
					Total		187,571	131,300	

**RECORD OF OWNERSHIP**

**GOODWIN COLLEGE KING COURT LLC  
HOUSING AUTHORITY/TOWN OF EHTFD  
HOUSING AUTHORITY/TOWN OF EHTFD**

BR. VOLTAGE	SALE DATE	QU.	WT.	SALE PRICE	V.C.
3482/ 49	07/31/2014	11	1	3,200,000	B25

### **PREVIOUS ASSESSMENTS (HISTORY)**

**PREVIOUS ASSESSMENTS (HISTORY)**

## **VISION**

## **EXEMPTIONS**

*OTHER ASSESSMENTS*

*This signature acknowledges a visit by a Data Collector or Assessor.*

*This signature acknowledges a visit by a Data Collector or Assessor*

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	146,320
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	40,950
Special Land Value	0

**Total Appraised Parcel Value** **187,571**  
**Valuation Method:** **Q**

**Adjustment:** 0

**Net Total Appraised Parcel Value** **187,571**

**BUILDING PERMIT RECORD**

BOTTLED PLASTIC RECORD									VISIT CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									01/06/2006			JJ	62	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.	Notes- 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

Property Location: 10 KING CT

Vision ID: 7484

MAP ID: 10//141//

Account #7484

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

State Use: 104

Print Date: 03/20/2015 13:59

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	00		Typical					
Interior Wall 1	05		Drywall	COST/MARKET VALUATION				
Interior Wall 2				Adj. Base Rate:	58.98			
Interior Flr 1	12		Hardwood	Replace Cost	225,110			
Interior Flr 2				AYB	1950			
Heat Fuel	10		Other	EYB	1976			
Heat Type	05		Hot Water	Dep Code	A			
AC Type	01		None	Remodel Rating				
Total Bedrooms	8			Year Remodeled				
Full Bthrms	4			Dep %	35			
Half Baths	0			Functional ObsInc				
Extra Fixtures	0			External ObsInc				
Total Rooms	16			Cost Trend Factor	1			
Bath Style	02		Average	Condition				
Kitchen Style	02		Average	% Complete				
Num Kitchens	4			Overall % Cond	65			
Fireplaces	0			Apprais Val	146,320			
Extra Openings	0			Dep % Ovr	0			
Prefab Fpl(s)	0			Dep Ovr Comment				
% Basement	100			Misc Imp Ovr	0			
Bsmt Garage(s)				Misc Imp Ovr Comment				
% Fin Bsmt	0			Cost to Cure Ovr	0			
% Rec Room	0			Cost to Cure Ovr Comment				
% Semi FBM	0							

## OB-OUTBUILDING &amp; 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	1,650	1,650	1,650	58.98	97,310
BSM	Basement	0	1,650	495	17.69	29,193
FOP	Open Porch	0	112	22	11.58	1,297
FUS	Finished Upper Story	1,650	1,650	1,650	58.98	97,310
Ttl. Gross Liv/Lease Area:		3,300	5,062	3,817		225,110



FOP	28	4
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FUS
BAS
BSM

25

66