



**TOWN OF EAST HARTFORD
OFFICE OF THE ASSESSOR**

August 5, 2021

Data Verification Letter

RECEIVED AUG 23 2021

33 12872

CAPITOL CITY INVESTMENTS L L C
P O BOX 311171
NEWINGTON CT 06131-1171

You may return the form by *Mail* to
Municipal Valuation Services,
23 Sherman Street, Fairfield, CT 06430.

Fax form back to (203) 259-9501

OR

Respond by email to:
EastHartfordReval@munival.com

If you respond by email, please reference your parcel ID number, and state the necessary corrections in the body of the email or include a copy of both sides of the form as an attachment.

REVALUATION 2021 DATA VERIFICATION FORM

Parcel ID: 3786

Location of Property: 11 DEERFIELD CT

Please review the information listed below and make any necessary corrections directly on the form, sign the form and return it within 10 business days of receipt.

Changes CANNOT be made over the telephone as a signed form is required for our records.

If there are no corrections, please check off the box at the bottom of this form and return it within 10 business days.

Year Built: 1963

Central Air: None

Style: Multi Family

Total Rooms: 16

Roof Cover: Asphalt

Kitchen/s: 4

Exterior Wall: Brick

Bedrooms: 8

Interior Wall: Drywall

Bathrooms: 4:0

Interior Flooring: Hardwood

Finished Lower Level
(Percentage Complete): N/A

Heat Fuel: Gas

Semi-Finished Basement
(Percentage Complete): N/A

Heat System: Hot Water

Rec Room
(Percentage Complete): N/A

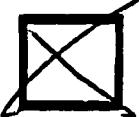
No. of Fireplaces,
Extra Openings: None:

Garage: NO

Additional Information:

Inground Pool: NO

NO CORRECTIONS



Signature

Date 8/23/21

Phone: 860-289-7110

Email: _____

11 Deerfield

TOWN OF EAST HARTFORD INFORMAL HEARING FORM

Date of Hearing: 1/13/2025 Time of Hearing: 6:45

Parcel ID: 3786

Property Location Address: 11 Deerfield Ct. E. Hartford.

Property Owner Name: Capitol City Investments LLC

Representative Name (if any): Paul Lopes

Telephone Number: Day 860-209-7110 Email PLOPES71@yahoo.com

PRE-HEARING DATA

To better identify your concerns kindly answer the following questions prior to your hearing:

What is the Assessors estimate of value? Assessed 70% 210,020

Have you renovated the property in the last **5 years**? Yes No Date _____

If yes, briefly describe? _____

Have you had any real estate appraisals made on your property in the past **2 years**? Yes No

What was the purpose? _____ What was the value? _____ Appraisal attached _____

Has your property been listed for sale in the last **2 years**? Yes No Amount _____

What do you believe is the market value of your property? 100% at \$240,000

Have you submitted any additional information for this informal hearing? Yes No

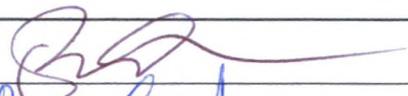
If yes, how was it submitted? In Person _____ Email _____ Fax _____

HEARING DATA

In the space provided below please summarize the nature of your concern regarding: the value of your property and/or the accuracy of data shown for your property. This information along with any attachments will be thoroughly reviewed.

Feels over assessed on property

house all units are dated. all original. one central furnace. \$1950-\$175 rents. 800 sq ft apartments parking lot needs replace. tree fell on property from neighbors property.

Property Owner Signature:  Date 1/13/2025

Hearing Officer Signature:  Date 1/13/22

Thank you for addressing your concerns regarding the estimated market value of your property at this informal hearing. The appraisers will review your concerns and a decision will be made based on how it reflects to the October 1, 2021, Real Estate market. You will receive notice of the decision in the mail. If you are not satisfied with the results of this hearing, you may make a formal appeal in writing to the Board of Assessment Appeals Pursuant to CGS 12-111. The board will meet in April 2022. The form for filing an appeal may be obtained on the Town Assessor's website www.easthartfordct.gov/assessor or at the Town of East Hartford Assessor's Office. Appeals to the Board of Assessment Appeals must be received by March 21, 2022, or they cannot be heard.

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HEARING CONCLUSIONS:

Raised _____ Lowered _____ Same ✓ Initials PLA Date 1/21/22

Property Location 11 DEERFIELD CT
Vision ID 3786 Account # 3786

Map ID 37 / 103 /

Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 104
Print Date 1/12/2022 4:29:00 PM

CURRENT OWNER				TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				 6043 EAST HARTFORD, CT						
CAPITOL CITY INVESTMENTS L L C P O BOX 311171 NEWINGTON CT 06131				A	Good	1	All	1	Paved			Description	Code	Appraised	Assessed							
										RES LAND DWELLING	1-1 1-3	39,490 260,610	27,640 182,430									
SUPPLEMENTAL DATA																						
				Alt Prcl ID	1420-0011			Locn Suffix														
				Homeown		Zoning	R-5															
				Census	5103	Res Area	3712															
				VCS	2003	Non Res A	0															
				# Units	4	Lot Size	.2															
				Class	Res	Assoc Pid#																
				GIS ID				Total	300,100		210,070											
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)												
CAPITOL CITY INVESTMENTS L L C DEUTSCHE BANK NATIONAL TRUST CO AS CLERICE BARBARA SAMMANTHA FONSECA MOISES FONSECA MOISES				3179	0016	05-25-2010	U	I	155,500	B14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				3155	0165	02-01-2010	U	I	0	B14	2019	1-1 1-3	25,770 127,250	2018	1-1 1-3	25,770 127,250	2017	1-1 1-3	25,770 127,250			
				2781	0003	08-02-2006	Q	I	270,000	A00												
				2205	0163	03-25-2003	U	I	0	B01												
				2205	0161	03-25-2003	U	I	0	B01	Total		153,020	Total	153,020	Total		153,020				
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	APPRaised VALUE SUMMARY											
											Appraised Bdg. Value (Card) 260,610											
											Appraised Xf (B) Value (Bldg) 0											
											Appraised Ob (B) Value (Bldg) 0											
											Appraised Land Value (Bldg) 39,490											
											Special Land Value 0											
											Total Appraised Parcel Value 300,100											
											Valuation Method C											
											Total Appraised Parcel Value 300,100											
ASSESSING NEIGHBORHOOD														VISIT / CHANGE HISTORY								
Nbhd	Nbhd Name	B		Tracing		Batch																
0001																						
NOTES																						
ADD 160SF FR/SHED PER REVAL 2006.																						
REMOVE I/E PENALTY 2006. ADD I&E																						
PENALTY 2007-2009. DEMO 2 SHEDS 2010.																						
2011 BAA N/C.																						
BUILDING PERMIT RECORD																						
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments					Date	Id	Type	Is	Cd	Purpost/Result			
M-12-276	09-19-2012	HT	Heating		1,600		0		RUN GAS LINE FROM METE					08-25-2021 01-07-2017 05-06-2016 05-06-2016 01-10-2012 01-17-2006	MVS MF MD MD JW TM	3 2	51 41 01 10 41 63	41 01 10 41 63	Data Mailer - No Change Hearing - No Change Measure - No Entry-NOH Send Callback Letter Hearing - No Change Verified			
LAND LINE VALUATION SECTION																						
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment		Adj Unit P	Land Value		
1	104	Four Family		R5		0.200	AC	80,258.00	3.78533	5	1.00	2003	0.650					1.0000		39,490		
Total Card Land Units 0.2000 AC														Parcel Total Land Area 0.2000					Total Land Value		39,490	

Property Location 11 DEERFIELD CT
Vision ID 3786

Account # 3786

Map ID 37//103//

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 104
Print Date

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	11	Multi Family	% Semi FBM	0	
Model	01	Residential	% Attic Fin	0.00	
Grade:	57	1.05	Unfin %	0	
Stories	2.0				
Occupancy	4				
Exterior Wall 1	20	Brick	Parcel Id	C	Own
Exterior Wall 2				B	S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas	Building Value New	388,970	
Heat Type:	05	Hot Water	Year Built	1963	
AC Type:	01	None	Effective Year Built	1988	
Total Bedrooms	8		Depreciation Code	A	
Full Bthrms:	4		Remodel Rating		
Half Baths:	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	33	
Total Rooms:	16		Functional Obsol		
Bath Style:	02		External Obsol		
Kitchen Style:	02		Trend Factor	1	
Num Kitchens	4		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good	67	
Prefab Fpl(s)	0		RCNL	260,610	
% Basement	100		Dep % Ovr		
Bsmt Garage(s)			Dep Ovr Comment		
% Fin Bsmt	0		Misc Imp Ovr		
% Rec Room	0		Misc Imp Ovr Comment		
% Semi FBM	0		Cost to Cure Ovr		
% Attic Fin	0.00		Cost to Cure Ovr Comment		

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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,856	1,856	1,856	90.73	168,399
BSM	Basement	0	1,856	557	27.23	50,538
FOP	Open Porch	0	92	18	17.75	1,633
FUS	Finished Upper Story	1,856	1,856	1,856	90.73	168,399
Ttl Gross Liv / Lease Area		3,712	5,660	4,287		388,969

CONDO DATA			
Parcel Id	C	Own	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		388,970	
Year Built	1963		
Effective Year Built	1988		
Depreciation Code	A		
Remodel Rating			
Year Remodeled			
Depreciation %	33		
Functional Obsol			
External Obsol			
Trend Factor	1		
Condition			
Condition %			
Percent Good	67		
RCNL	260,610		
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



3786 05/27/2016

TOWN OF EAST HARTFORD INFORMAL HEARING FORM

Date of Hearing: 1/6/22 Time of Hearing: 6:30 No Show

Parcel ID: 3786

Property Location Address: 11 Deerfield CT

Property Owner Name: Capitol City Investments LLC

Representative Name (if any): Paul Lopes

Telephone Number: Day _____ Email _____

PRE-HEARING DATA

To better identify your concerns kindly answer the following questions prior to your hearing:

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Have you renovated the property in the last 5 years? Yes No Date _____

If yes, briefly describe? _____

Have you had any real estate appraisals made on your property in the past 2 years? Yes No

What was the purpose? _____ What was the value? _____ Appraisal attached

Has your property been listed for sale in the last 2 years? Yes No Amount _____

What do you believe is the market value of your property? 100% _____

Have you submitted any additional information for this informal hearing? Yes No

If yes, how was it submitted? In Person Email Fax

HEARING DATA

In the space provided below please summarize the nature of your concern regarding: the value of your property and/or the accuracy of data shown for your property. This information along with any attachments will be thoroughly reviewed.

Property Owner Signature: _____ Date _____

Hearing Officer Signature: Paul Clark Date 1/6/22

Thank you for addressing your concerns regarding the estimated market value of your property at this informal hearing. The appraisers will review your concerns and a decision will be made based on how it reflects to the October 1, 2021, Real Estate market. You will receive notice of the decision in the mail. If you are not satisfied with the results of this hearing, you may make a formal appeal in writing to the Board of Assessment Appeals Pursuant to CGS 12-111. The board will meet in April 2022. The form for filing an appeal may be obtained on the Town Assessor's website www.easthartfordct.gov/assessor or at the Town of East Hartford Assessor's Office. Appeals to the Board of Assessment Appeals must be received by March 21, 2022, or they cannot be heard.

HEARING CONCLUSIONS:

Raised Lowered Same Initials M Date _____

Property Location 11 DEERFIELD CT
Vision ID 3786

Map ID 37 / 103 /

Bldg # 1

Bldg Name
Sec # 1 of 1

State Use 104
Print Date 1/6/2022 8:38:25 AM

Account # 3786

Card # 1 of 1

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Total		0.00		ASSESSING NEIGHBORHOOD								APPRaised VALUE SUMMARY														
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												05-06-2016	MD			01	Measure - No Entry-NOH									
												05-06-2016	MD			10	Send Callback Letter									
												01-10-2012	JW	2	6	41	Hearing - No Change									
												01-17-2006	TM			63	Verified									
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FOP 4
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FOP 4
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3786 05/27/2016