

TOWN OF EAST HARTFORD

INFORMAL HEARING FORM

Date of Hearing: 1/21/2022 Time of Hearing: 11¹⁵ A.M.
Parcel ID: 7102
Property Location Address: 10-24 JAMES ST.
Property Owner Name: PARKER FAMILY ENTERPRISES
Representative Name (if any): NICHOLAS DAKE PARKER
Telephone Number: Day 860 555 7114 Email BRUCE@PARKER.ATT.NET

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% 865,990
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.

Submitting photos and information packet feels over assessed on property.

Property Owner Signature: Nicholas Dake Parker Date 1/20/22
Hearing Officer Signature: Brian Smith Date 1/20/22

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 al Date 1/31/22 OK

*P***ARKER X-RAY**

M. BRUCE PARKER
PRESIDENT

EAST HARTFORD
(860) 528-7114

FAX
(860) 289-6056

TOLL FREE
1-800-828-8935

260 GOVERNOR STREET P.O. BOX 280505
EAST HARTFORD, CONNECTICUT 06128-0505

Property Location 10-24 JAMES ST
Vision ID 7102 Account # 7102

Map ID 5/ / 93/ /
Bldg # 3

Bldg Name
Sec # 1 of 1 Card # 3 of 4

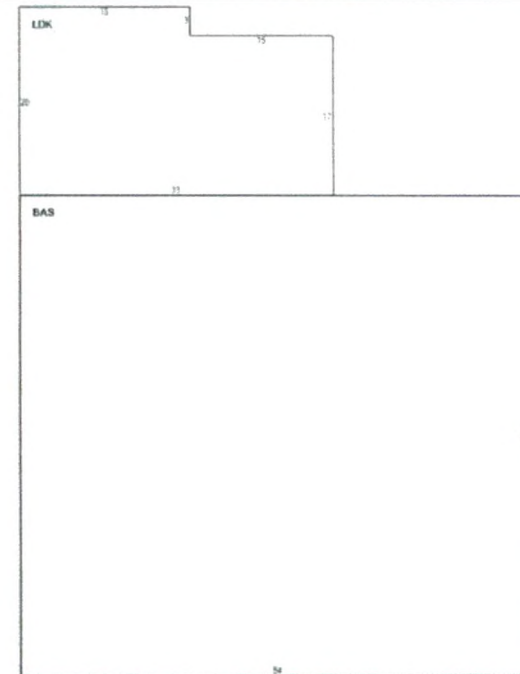
State Use 201
Print Date 1/20/2022 8:27:30 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION						
PARKER FAMILY ENTERPRISES		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed							
P O BOX 280505 EAST HARTFORD CT 06108						COM LAND	2-1	145,260	101,680							
						COM BLDG	2-2	1,043,700	730,590							
						COM OUTBL	2-5	48,170	33,720							
		SUPPLEMENTAL DATA														
		Alt Prcl ID 2580-0010		Locn Suffix												
		Homeown		Zoning B-3												
		Census 5102		Res Area 22793												
		VCS 1903		Non Res A 0												
		# Units 4		Lot Size 1.38												
		Class Com														
		GIS ID		Assoc Pid#												
						Total		1,237,130	865,990							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PARKER FAMILY ENTERPRISES		0805 0002	06-19-1979	U	I	135,000	B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2019	2-1	94,150	2018	2-1	94,150	2017	2-1	94,150
								2-2	352,393	2-2	352,393	2-2	352,393			
								2-5	33,720	2-5	33,720	2-5	33,720			
								Total		480,263	Total		480,263	Total		480,263
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							
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES																
CHANGE MEZZANINE FROM 10% FIN TO 20%, REVAL 2006.																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
3	201	Commercial			0.000	AC	0.00	1.00000	C	1.00	2000	1.000		0	0	
Total Card Land Units					0.0000	AC	Parcel Total Land Area: 1.3800					Total Land Value 145,260				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	70	Manufacturing									
Model	94	Comm/Ind									
Grade	61	1.15									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	15	Concr/Cinder									
Exterior Wall 2											
Roof Structure	03	Gable									
Roof Cover	00	Typical									
Interior Wall 1	10	Painted Block									
Interior Wall 2											
Interior Floor 1	03	Concrete									
Interior Floor 2											
Heating Fuel	10	Other									
Heating Type	12	Unit Heater									
AC Type	01	None									
Finished %	100										
Bldg Use	201	Commercial									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	100										
Heat/AC	5	No A/C									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	B	Part of Wall									
Wall Height	10.00										
Perimeter	208.00										
1st Floor Use:											

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LDK	Load Dock	B	1	5700.00	1991		75		0.00	4,280
MEZ3	W/Partitions	B	540	13.50	1991		75		0.00	5,470

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,700	2,700	2,700	92.56	249,921	
LDK	Load Dock	0	615	92	13.85	8,516	
Ttl Gross Liv / Lease Area		2,700	3,315	2,792		258,437	



Property Location 10-24 JAMES ST
Vision ID * 7102 Account # 7102

Map ID 5/ / 93/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 4

State Use 201
Print Date 1/20/2022 8:27:23 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION							
PARKER FAMILY ENTERPRISES		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed								
P O BOX 280505 EAST HARTFORD CT 06108						COM LAND	2-1	145,260	101,680								
						COM BLDG	2-2	1,043,700	730,590								
						COM OUTBL	2-5	48,170	33,720								
		SUPPLEMENTAL DATA															
		Alt Prcl ID 2580-0010				Locn Suffix											
		Homeown				Zoning B-3											
		Census 5102				Res Area 22793											
		VCS 1903				Non Res A 0											
		# Units 4				Lot Size 1.38											
		Class Com															
		GIS ID				Assoc Pid#											
						Total		1,237,130		865,990							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PARKER FAMILY ENTERPRISES		0805 0002	06-19-1979	U	I	135,000	B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2019	2-1	94,150	2018	2-1	94,150	2017	2-1	94,150	
								2-2	352,393	2-2	352,393	2-2	352,393				
								2-5	33,720	2-5	33,720	2-5	33,720				
								Total	480,263		Total	480,263		Total	480,263		
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								
Total			0.00														
ASSESSING NEIGHBORHOOD									Appraised Bldg. Value (Card) 1,024,650 Appraised Xf (B) Value (Bldg) 19,050 Appraised Ob (B) Value (Bldg) 48,170 Appraised Land Value (Bldg) 145,260 Special Land Value 0 Total Appraised Parcel Value 1,237,130 Valuation Method C Total Appraised Parcel Value 1,237,130								
Nbhd		Nbhd Name		B		Tracing		Batch									
0001																	
NOTES																	
HRNG N/C. DBA PARKER X-RAY SOLUTION SERVICE, 2002.BAA V/C 2016.																	
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
47685	11-07-2006	BLD		8,654					Remove & re-roof (28 sqs.) att	01-03-2017	CK		6	41	Hearing - No Change		
										06-13-2016	JM			63	Verified		
										02-01-2006	TM			63	Verified		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value
1	201	Commercial	B3		1.380	AC	135,000.00	0.77971	C	1.00	2000	1.000			0		145,260
Total Card Land Units					1.3800	AC	Parcel Total Land Area: 1.3800					Total Land Value					145,260

Property Location 10-24 JAMES ST
Vision ID 7102

Account # 7102

Map ID 5 / 93 /

Bldg # 1

Bldg Name
Sec # 1 of 1

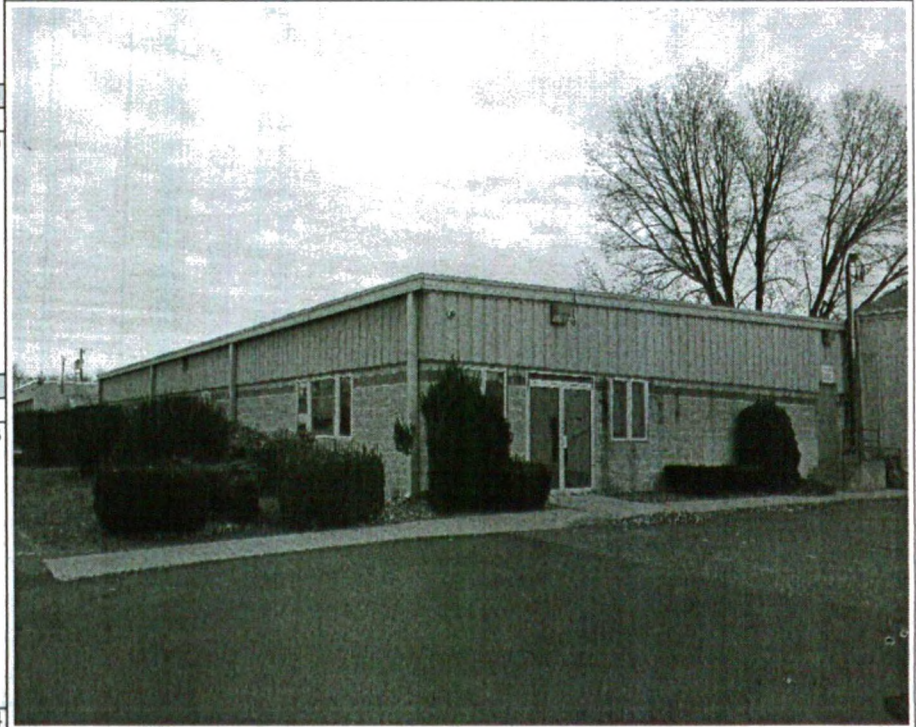
Card # 1 of 4

State Use 201
Print Date 1/20/2022 8:27:26 AM

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	76	Storage Facility									
Model	94	Comm/Ind									
Grade	61	1.15									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	31	Enamel Steel									
Exterior Wall 2											
Roof Structure	01	Flat									
Roof Cover	00	Typical									
Interior Wall 1	01	Minimum									
Interior Wall 2											
Interior Floor 1	03	Concrete									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	12	Unit Heater									
AC Type	01	None									
Finished %	20										
Bldg Use	383	Medium Storage									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	0										
Heat/AC	5	No A/C									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	F	None									
Wall Height	14.00										
Perimeter	200.00										
1st Floor Use:											

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving	L	25,900	3.10	1985		60	C	1.00	48,170

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,400	2,400	2,400	69.90	167,753	
PBM	Partial Basement	0	2,400	480	13.98	33,551	
Ttl Gross Liv / Lease Area		2,400	4,800	2,880		201,304	



State Use 201
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VISION

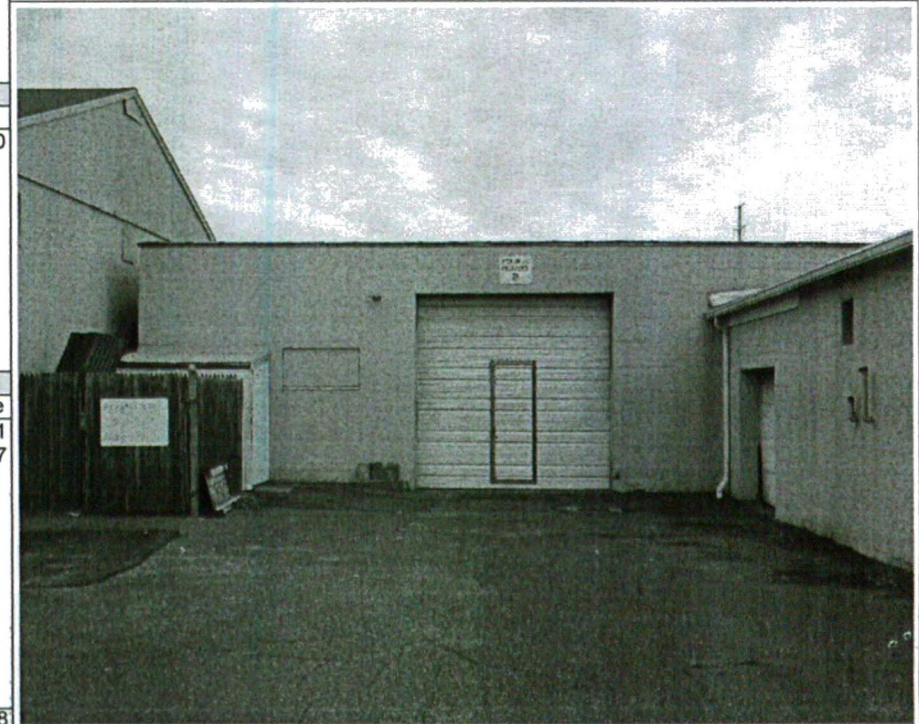
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	76	Storage Facility			
Model	94	Comm/Ind			
Grade	61	1.15			
Stories:	1.0				
Occupancy	1.00				
Exterior Wall 1	32	Insul Panel			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	00	Typical			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	10	Other			
Heating Type	04	Forced Hot Air			
AC Type	06	Partial			
Finished %	30				
Bldg Use	201	Commercial			
Total Bedrooms	0				
Total Baths					
Num Fixtures	0				
Total Rooms	0				
Basement %	100				
Heat/AC	2	Combined			
Frame Type	3	Steel			
Baths/Plumbing	02	Average			
Common Wall	B	Part of Wall			
Wall Height	14.00				
Perimeter	392.00				
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
201	Commercial	100
		0
		0

COST / MARKET VALUATION		
RCN		452,398
Year Built		1989
Effective Year Built		2009
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		398,110
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
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	% Good	Grade	Grade Adj	Appr. Value
LDK	Load Dock	B	1	5700.00	2004		88		0.00	5,020

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	9,603	9,603	9,603	46.89	450,241	
LDK	Load Dock	0	308	46	7.00	2,157	
Ttl Gross Liv / Lease Area		9,603	9,911	9,649		452,398	



Property Location 10-24 JAMES ST
Vision ID 7102 Account # 7102

Map ID 5/ / 93/ /

Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 4

State Use 201
Print Date 1/20/2022 8:27:26 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION						
PARKER FAMILY ENTERPRISES		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed							
P O BOX 280505 EAST HARTFORD CT 06108						COM LAND	2-1	145,260	101,680							
						COM BLDG	2-2	1,043,700	730,590							
						COM OUTBL	2-5	48,170	33,720							
		SUPPLEMENTAL DATA														
		Alt Prcl ID 2580-0010	Homeown		Locn Suffix											
		Census 5102			Zoning B-3											
		VCS 1903			Res Area 22793											
		# Units 4			Non Res A 0											
		Class Com			Lot Size 1.38											
		GIS ID			Assoc Pid#											
						Total		1,237,130	865,990							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PARKER FAMILY ENTERPRISES		0805 0002	06-19-1979	U	I	135,000	B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2019	2-1	94,150	2018	2-1	94,150	2017	2-1	94,150
								2-2	352,393	2-2	352,393	2-2	352,393			
								2-5	33,720	2-5	33,720	2-5	33,720			
								Total		480,263	Total		480,263	Total		480,263
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
		Total	0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0001																
NOTES																
YEAR BUILT: UNKNOWN. SKETCH REVISIONS, REVAL 2006.																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
2	201	Commercial			0.000 AC	0.00	1.00000	C	1.00	2000	1.000		0			0
Total Card Land Units					0.0000 AC	Parcel Total Land Area: 1.3800					Total Land Value					145,260

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	70	Manufacturing			
Model	94	Comm/Ind			
Grade	61	1.15			
Stories:	1.0				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	00	Typical			
Interior Wall 1	10	Painted Block			
Interior Wall 2					
Interior Floor 1	03	Concrete			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Finished %	10				
Bldg Use	201	Commercial			
Total Bedrooms	0				
Total Baths					
Num Fixtures	0				
Total Rooms	0				
Basement %	100				
Heat/AC	5	No A/C			
Frame Type	1	Wood Joist			
Baths/Plumbing	02	Average			
Common Wall	A	Fractional			
Wall Height	12.00				
Perimeter	280.00				
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LDK	Load Dock	B	1	5700.00	1991		75		0.00	4,280

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,090	8,090	8,090	41.12	332,693
Ttl Gross Liv / Lease Area		8,090	8,090	8,090		332,693

BAS
BAS

BAS

