



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

Data Verification Letter

August 5, 2021

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 06824.

Fax form back to (203) 259-9501

OR

Respond by email to:
EastHartfordReval@munlval.com

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.

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.

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 Deerpfield

**TOWN OF EAST HARTFORD
INFORMAL HEARING FORM**

Date of Hearing: 1/13/2020 Time of Hearing: 6:45
Parcel ID: 3786
Property Location Address: 11 Deerpfield Ct. E.Htfd.
Property Owner Name: Capital 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% @ 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. \$950 / \$175 rents. 800 sq ft apartments
parking lot needs replace. tree fell on property from
neighbors property.

Property Owner Signature: [Signature] Date 1/13/2020
Hearing Officer Signature: Brian Smith 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.

HEARING CONCLUSIONS:

Raised ☐ Lowered ☐ Same ☒ Initials PA Date 1/21/22

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

VISION

State Use 104
Print Date

The image is a composite of three parts. The top part is an aerial map showing a large rectangular area. A small box at the top center of the map is labeled 'FOP' with the number '4' to its right and '7' below it. On the left side of the map, the text 'FUS', 'BAS', and 'BSM' is stacked vertically. On the right side, the number '28' is visible. At the bottom center of the map, another box is labeled 'FOP' with '16' below it and '4' to its right. The middle part of the image is a street-level photograph of a two-story brick building. The building has a central entrance with a small porch supported by columns. There are several windows, some with shutters, and a bay window on the left side. Two cars are parked in front of the building on a paved area. The background shows trees and a clear sky. The bottom part of the image is a black bar containing the text '3786 05/27/2016' in white.

**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:

What is the Assessors estimate of value? Assessed 70% 210,070
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: [Signature] 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:

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Raised _____ Lowered _____ Same ✓ Initials [Signature] Date _____

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 1/6/2022 8:38:25 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION							
CAPITOL CITY INVESTMENTS L L C		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed								
P O BOX 311171						RES LAND	1-1	39,490	27,640								
NEWINGTON CT 06131						DWELLING	1-3	260,610	182,430								
SUPPLEMENTAL DATA						Total				300,100	210,070						
Alt Prcl ID 1420-0011		Homeown				Locn Suffix											
Census 5103		VCS 2003				Zoning R-5											
# Units 4		Class Res				Res Area 3712											
GIS ID		Assoc Pid#				Non Res A 0											
						Lot Size .2											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAPITOL CITY INVESTMENTS L L C		3179 0016	05-25-2010	U	I	155,500	B14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
DEUTSCHE BANK NATIONAL TRUST CO AS		3155 0165	02-01-2010	U	I	0	B14	2019	1-1	25,770	2018	1-1	25,770	2017	1-1	25,770	
CLERICE BARBARA SAMMANATHA		2781 0003	08-02-2006	Q	I	270,000	A00		1-3	127,250		1-3	127,250		1-3	127,250	
FONSECA MOISES		2205 0163	03-25-2003	U	I	0	B01										
FONSECA MOISES		2205 0161	03-25-2003	U	I	0	B01										
Total								153,020	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									
Total			0.00														
ASSESSING NEIGHBORHOOD																	
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	MVS	3		51	Data Mailer - No Change			
									01-07-2017	MF			41	Hearing - No Change			
									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			
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

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

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	

FOP 4

FUS
BAS
BSM

29

FOP 4

16



3786 05/27/2016