

Property Location: 1-3 HIGBIE DR

MAP ID: 58// 59//

Bldg Name:

State Use: 102

Vision ID: 6348

Account #6348

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 05/05/2015 12:20

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT						
OBENG KINGSLEY		A Good	1 All	1 Paved		Description										
3 HIGBIE DR						Code										
EAST HARTFORD, CT 06108						Appraised Value										
Additional Owners:																
Other ID: 2310-0001																
Homeowner Cr		Locn Suffix				RES LAND				1-1						
Census 5112		Zoning R-3				DWELLING				1-3						
VCS 0802		Res Area 1716				RES OUTBL				1-4						
# Units 2		Non Res Area 0														
Class Res		Lot Size .14														
GIS ID:		ASSOC PID#														
Total 134,820 94,380																

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
OBENG KINGSLEY		3279/ 77	11/21/2011	Q	I	190,000	A00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
SHEPERD MARLENE R		2051/ 43	01/14/2002	U	I	0	B01	2014	1-1	21,250	2013	1-1	21,250
KARGUL RITA IRENE		1986/ 48	06/13/2001	U	I	0	B11	2014	1-3	68,690	2013	1-3	68,690
KARGUL BOLEK & RITA		271/ 441	01/01/1900	Q	V	0	NC	2014	1-4	4,440	2013	1-4	4,440
Total:								94,380		Total:		94,380	
Total: 94,380													

EXEMPTIONS			OTHER ASSESSMENTS						APPRaised VALUE SUMMARY					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	
		Total:												

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES									
ADD .5 BATH, UPDATED INTERIOR, REVAL									
2006.									
COMPLETED FEB 17 2016									
GAMA 134,820									

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
B-11-1075	01/17/2013	RF WH	Roofing	Water Heater	5,000		0		REPL ROOF REPLACE WATER HE			10/19/2006	JJ	63	Verified		
P-13-20					972		0					1/26/16	JP	01		10	

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	Spec Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	102	Two Family		R3	68			0.14	AC	48,641.60	5.2433	3		1.00	08	0.85		1.00	30,350
		Total Card Land Units:				0.14	AC	Parcel Total Land Area:	0.14 AC									Total Land Value:	30,350

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description	CONSTRUCTION DETAIL (CONTINUED)			
				Element	Cd.	Ch.	Description
Style	12		Duplex ✓	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	53	.95		Int vs. Ext	2		Same
Stories	2.0			Framing	1		Wood Joist
Occupancy	2			MIXED USE			
Exterior Wall 1	25		Vinyl Siding ✓	Code	Description		Percentage
Exterior Wall 2				102	Two Family		100
Roof Structure	03		Gable ✓				
Roof Cover	00		Typical ✓				
Interior Wall 1	05		Drywall ✓	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:	80.95		
Interior Flr 1	12		Hardwood	Replace Cost	150,975		
Interior Flr 2				AYB	1942		
Heat Fuel	10		Other ✓	EYB	1976		
Heat Type	04		Forced Hot Air	Dep Code	A		
AC Type	01		None ✓	Remodel Rating			
Total Bedrooms	4			Year Remodeled	1985		
Full Bthrms	2			Dep %	35		
Half Baths	1			Functional ObsInc			
Extra Fixtures	0			External ObsInc			
Total Rooms	9			Cost Trend Factor	1		
Bath Style	02		Average	Condition			
Kitchen Style	02		Average	% Complete			
Num Kitchens	2			Overall % Cond	65		
Fireplaces	0			Apprais Val	98,130		
Extra Openings	0			Dep % Ovr	0		
Prefab Fpl(s)	0			Dep Ovr Comment			
% Basement	50			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
FGRI	FR/SHED Garage	6x8		L	48	0.00	2006	C		Null	0	
	22x24 ✓			L	528	20.00	1985			60	6,340	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	924	924	924	80.95	74,799
FEP	Finished Enclosed Porch	0	192	115	48.49	9,309
FOP	Open Porch	0	90	18	16.19	1,457
FUS	Finished Upper Story	792	792	792	80.95	64,114
PBM	Partial Basement	0	792	0	0.00	0
PTC	Concrete Patio	0	324	16	4.00	1,295
<i>Ttl. Gross Liv/Lease Area:</i>		1,716	3,114	1,865		150,975

