

Property Location: 11 CARRIAGE DR

Vision ID: 2233

MAP ID: 30 / 368 / 1

Bldg Name:

State Use: 101

Account #2233

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 06/14/2018 12:43

CURRENT OWNER

NGUYEN TUAN

LE BE

20 HIGH CLEAR DRIVE

STAMFORD, CT 06905

Additional Owners:

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)															
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description												
Style	08	Raised Ranch		% Attic Fin	0														
Model	01	Residential		Unfin %	0														
Grade	57	1.05		Int vs. Ext	2		Same												
Stories	1.0			Framing	1		Wood Joist												
Occupancy	1			MIXED USE															
Exterior Wall 1	08	Wood		Code	Description		Percentage												
Exterior Wall 2				101	One Family		100												
Roof Structure	03	Gable													24				
Roof Cover	03	Asphalt																	
Interior Wall 1	05	Drywall																	
Interior Wall 2				COST/MARKET VALUATION															
Interior Flr 1	08	Mixed		Adj. Base Rate:	116.96														
Interior Flr 2				Replace Cost	177,199														
Heat Fuel	10	Other		AYB	1964														
Heat Type	05	Hot Water		EYB	1983														
AC Type	03	Central		Dep Code	A														
Total Bedrooms	3			Remodel Rating															
Full Bthrms	1			Year Remodeled															
Half Baths	1			Dep %	33														
Extra Fixtures	0			Functional ObsInc															
Total Rooms	6			External ObsInc															
Bath Style	02	Average		Cost Trend Factor	1														
Kitchen Style	02	Average		Condition															
Num Kitchens	1			% Complete															
Fireplaces	1			Overall % Cond	67														
Extra Openings	0			Apprais Val	118,720														
Prefab Fpl(s)	0			Dep % Ovr	0														
% Basement	100			Dep Ovr Comment															
Bsmt Garage(s)	2			Misc Imp Ovr	0														
% Fin Bsmt	40			Misc Imp Ovr Comment															
% Rec Room	0			Cost to Cure Ovr	0														
% Semi FBM	0			Cost to Cure Ovr Comment															

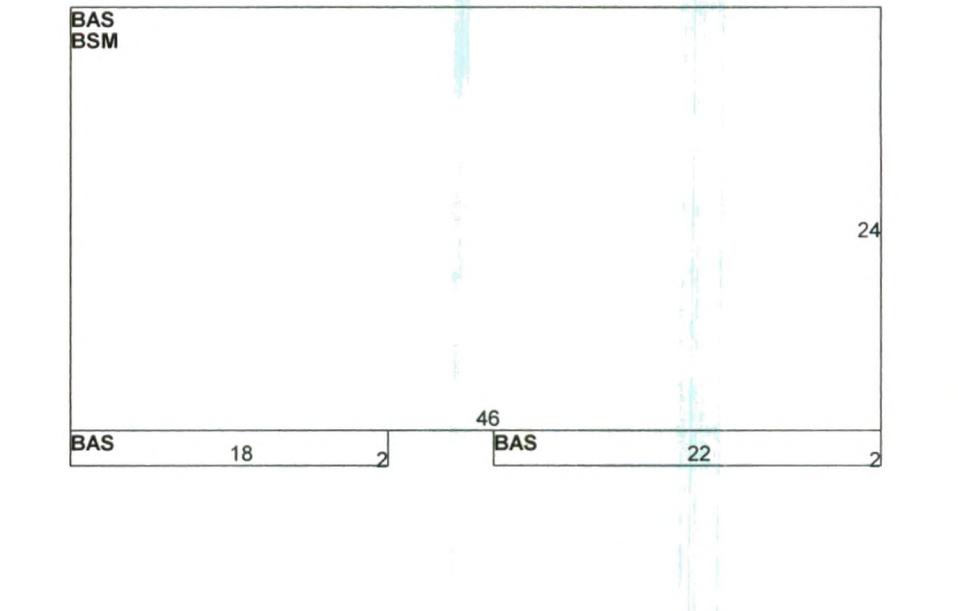
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHDI	Shed	FR	Frame	L	140	11.50	2000	C		80	1,290	
	MTL/SHED			L	1	0.00	2006			Null	0	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,184	1,184	1,184	116.96	138,484
BSM	Basement	0	1,104	331	35.07	38,715

Tit. Gross Liv/Lease Area: 1,184 2,288 1,515 177,199



2233 03/23/2016

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT	
NGUYEN TUAN	A	Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value		
LE BE						RES LAND	1-1	49,710	34,800		
20 HIGH CLEAR DRIVE						DWELLING	1-3	118,780	83,150		
STAMFORD, CT 06905						RES OUTBL	1-4	1,290	900		
Additional Owners:											
SUPPLEMENTAL DATA											
Other ID: 0710-0011					Locn Suffix						
Homeowner Cr					Zoning R-2						
Census 5107					Res Area 2261						
VCS 1304					Non Res Area 0						
# Units 1					Lot Size .37 ac						
Class Res					ASSOC PID#						
GIS ID:						Total		169,780	118,850		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/t	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
NGUYEN TUAN		2968/ 2	11/28/2007	Q	I	225,000	A00	Yr. 2016	Code 1-1	Assessed Value 34,800	Yr. 2015	Code 1-1	Assessed Value 34,800			
DURSO DANIEL & MARGARET		1406/292	09/28/1992	Q	I	136,250	A	2016	1-3	83,150	2015	1-3	86,790	2014	1-3	86,790
YOUNG CHARLES M & CHERYL L		838/ 22	09/30/1983	Q	I	75,000	A	2016	1-4	900	2015	1-4	900	2014	1-4	900
MANUCK, WILLIAM JR & ANITA G		692/ 33	03/02/1979	Q	I	59,000	A									
								Total:		118,850	Total:	122,490	Total:	122,490		

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.						

APPRaised VALUE SUMMARY

Appraised Bdg. Value (Card)	118,780
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,290
Appraised Land Value (Bldg)	49,710
Special Land Value	0
Total Appraised Parcel Value	169,780
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	169,780

ASSESSING NEIGHBORHOOD

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

NOTES

C/14/18 - Add A/C

COMPLETE
JUN 14 2018
C/14/18

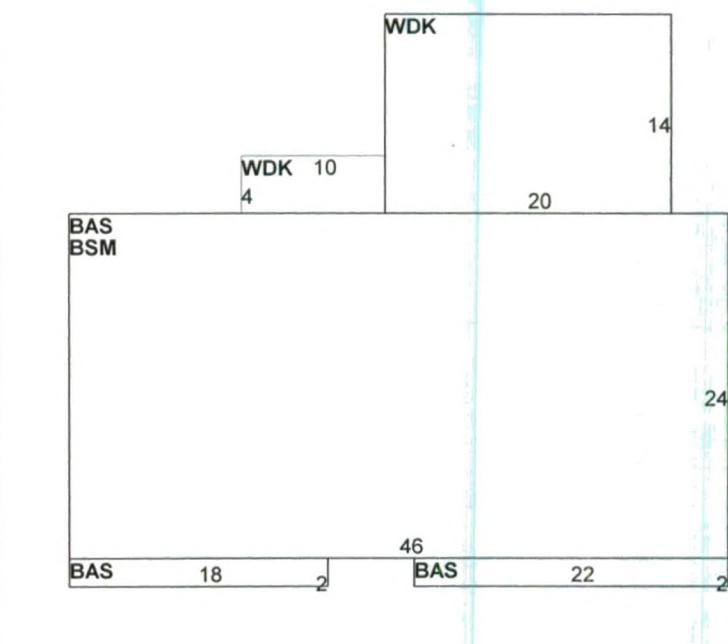
BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
E-17-475	08/07/2017	RW	Review	1,900		0	-	Vinyl siding	11/19/2015				JP	10 Send Callback Letter
M-17-131	06/05/2017	RW	Review	3,500		0?	-	Installation of central A/	11/19/2015				JP	01 Measure - No Entry-NOH
B-16-773	10/03/2016	RW	Review	2,000		0	-	Remove cedar siding &	03/04/2006				MP	63 Verified
58254	07/22/2010	DM		0		0	-	A/C						

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	101	One Family	R2	108			0.37	AC	60,802.00	2.2098	5		1.00	1304	1.00			1.00		49,710
Total Card Land Units:								0.37	AC	Parcel Total Land Area:	0.37 AC								Total Land Value:	49,710

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	08	Raised Ranch	% Attic Fin	0			
Model	01	Residential	Unfin %	0			
Grade	57	1.05	Int vs. Ext	2	Same		
Stories	1.0		Framing	1	Wood Joist		
Occupancy	1						
Exterior Wall 1	08	Wood	MIXED USE				
Exterior Wall 2			Code	Description		Percentage	
Roof Structure	03	Gable	101	One Family		100	
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2			COST/MARKET VALUATION				
Interior Flr 1	08	Mixed	Adj. Base Rate:	114.60			
Interior Flr 2			Replace Cost	177,280			
Heat Fuel	10	Other	AYB	1964			
Heat Type	05	Hot Water	EYB	1983			
AC Type	01	None	Dep Code	A			
Total Bedrooms	3		Remodel Rating				
Full Bthrms	1		Year Remodeled				
Half Baths	1		Dep %	33			
Extra Fixtures	0		Functional ObsInc				
Total Rooms	6		External ObsInc				
Bath Style	02	Average	Cost Trend Factor	1			
Kitchen Style	02	Average	Condition				
Num Kitchens	1		% Complete				
Fireplaces	1		Overall % Cond	67			
Extra Openings	0		Apprais Val	118,780			
Prefab Fpl(s)	0		Dep % Ovr	0			
% Basement	100		Dep Ovr Comment				
Bsmt Garage(s)	2		Misc Imp Ovr	0			
% Fin Bsmt	40		Misc Imp Ovr Comment				
% Rec Room	0		Cost to Cure Ovr	0			
% Semi FBM	0		Cost to Cure Ovr Comment				



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
SHD1	Shed MTL/SHED	FR	Frame	L	140	11.50	2000	C		80 Null	1,290 0	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,184	1,184	1,184	114.60	135,682
BSM	Basement	0	1,104	331	34.36	37,931
WDK	Deck	0	320	32	11.46	3,667
Ttl. Gross Liv/Lease Area:		1,184	2,608	1,547		177,280



2233 03/23/2016

Property Location: 11 CARRIAGE DR

Vision ID: 2233

MAP ID: 30 / 368 / 1

Account # 2233

Bldg #: 1 of 1

Bldg Name:

State Use: 101

Print Date: 05/24/2017 09:32

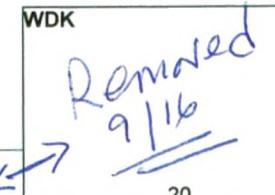
CURRENT OWNER

NGUYEN TUAN

LE BE
20 HIGH CLEAR DRIVE

STAMFORD, CT 06905

Additional Owners:

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			 BAS BSM		
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	08		Raised Ranch	% Attic Fin	0			
Model	01		Residential	Unfin %	0		<th data-kind="ghost"></th>	
Grade	57		1.05	Int vs. Ext	2		Same <th data-kind="ghost"></th>	
Stories	1.0			Framing	1		Wood Joist <th data-kind="ghost"></th>	
Occupancy	1			MIXED USE				
Exterior Wall 1	08		Wood	Code	Description		Percentage	
Exterior Wall 2				101	One Family		100	
Roof Structure	03		Gable					
Roof Cover	03		Asphalt					
Interior Wall 1	05		Drywall	COST/MARKET VALUATION				
Interior Wall 2				Adj. Base Rate:	114.60			
Interior Flr 1	08		Mixed	Replace Cost	177,280			
Interior Flr 2				AYB	1964			
Heat Fuel	10		Other	EYB	1983			
Heat Type	05		Hot Water	Dep Code	A			
AC Type	01		None	Remodel Rating				
Total Bedrooms	3			Year Remodeled				
Full Bthrms	1			Dep %	33			
Half Baths	1			Functional ObsInc				
Extra Fixtures	0			External ObsInc				
Total Rooms	6			Cost Trend Factor	1			
Bath Style	02		Average	Condition				
Kitchen Style	02		Average	% Complete				
Num Kitchens	1			Overall % Cond	67			
Fireplaces	1			Apprais Val	118,780			
Extra Openings	0			Dep % Ovr	0			
Prefab Fpl(s)	0			Dep Ovr Comment				
% Basement	100			Misc Imp Ovr	0			
Bsmt Garage(s)	2			Misc Imp Ovr Comment				
% Fin Bsmt	40			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
SHD1	Shed MTL/SHE	FR	Frame	L	140	11.50	2000	C		80	1,290	
				L	1	0.00	2006			Null	0	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,184	1,184	1,184	114.60	135,682
BSM	Basement	0	1,104	331	34.36	37,931
WDK	Deck	0	320	32	11.46	3,667
Ttl. Gross Liv/Lease Area:		1,184	2,608	1,547		177,280



2233 03/23/2016

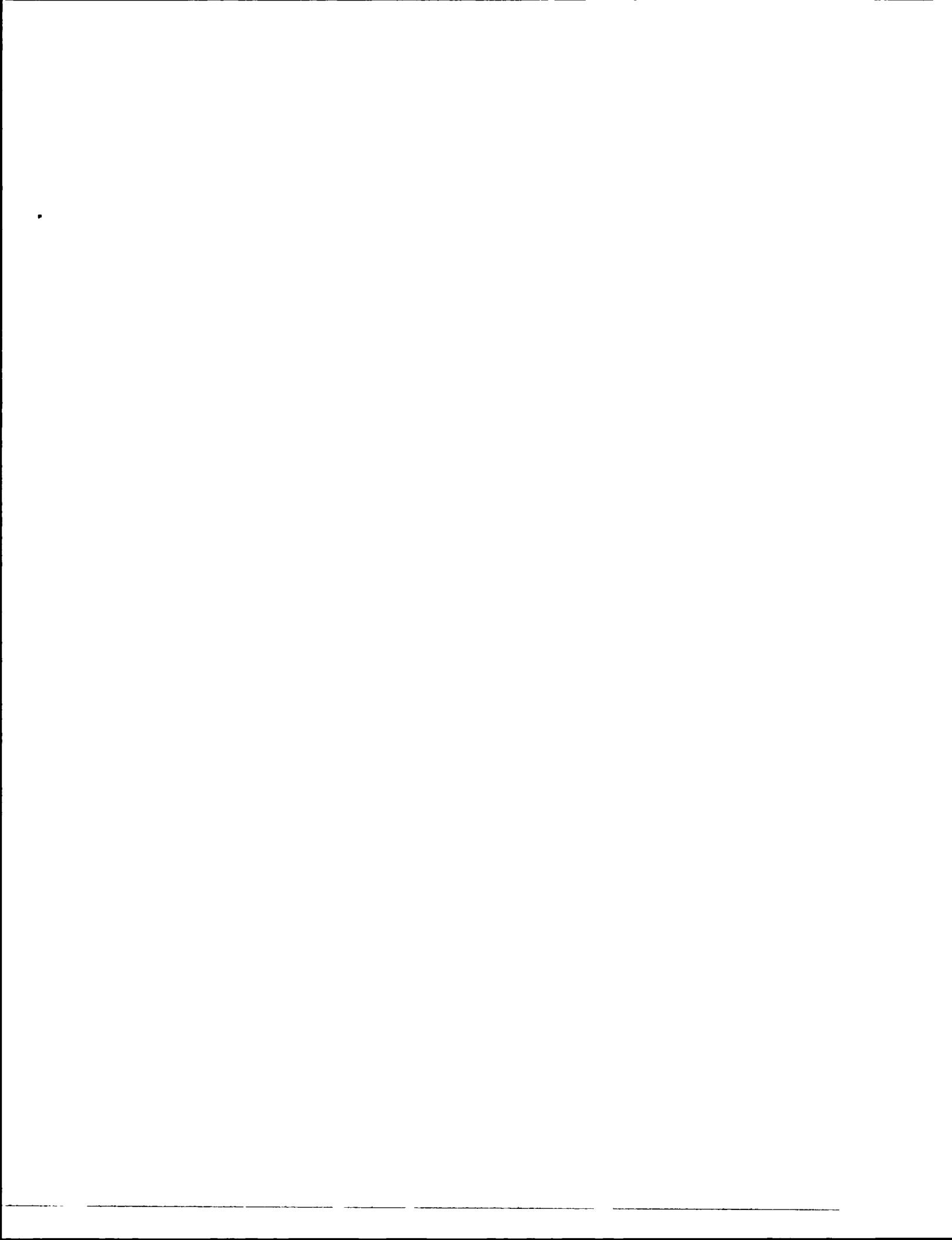
11 CARRIAGE DR



04/17/2016



04/12/2018



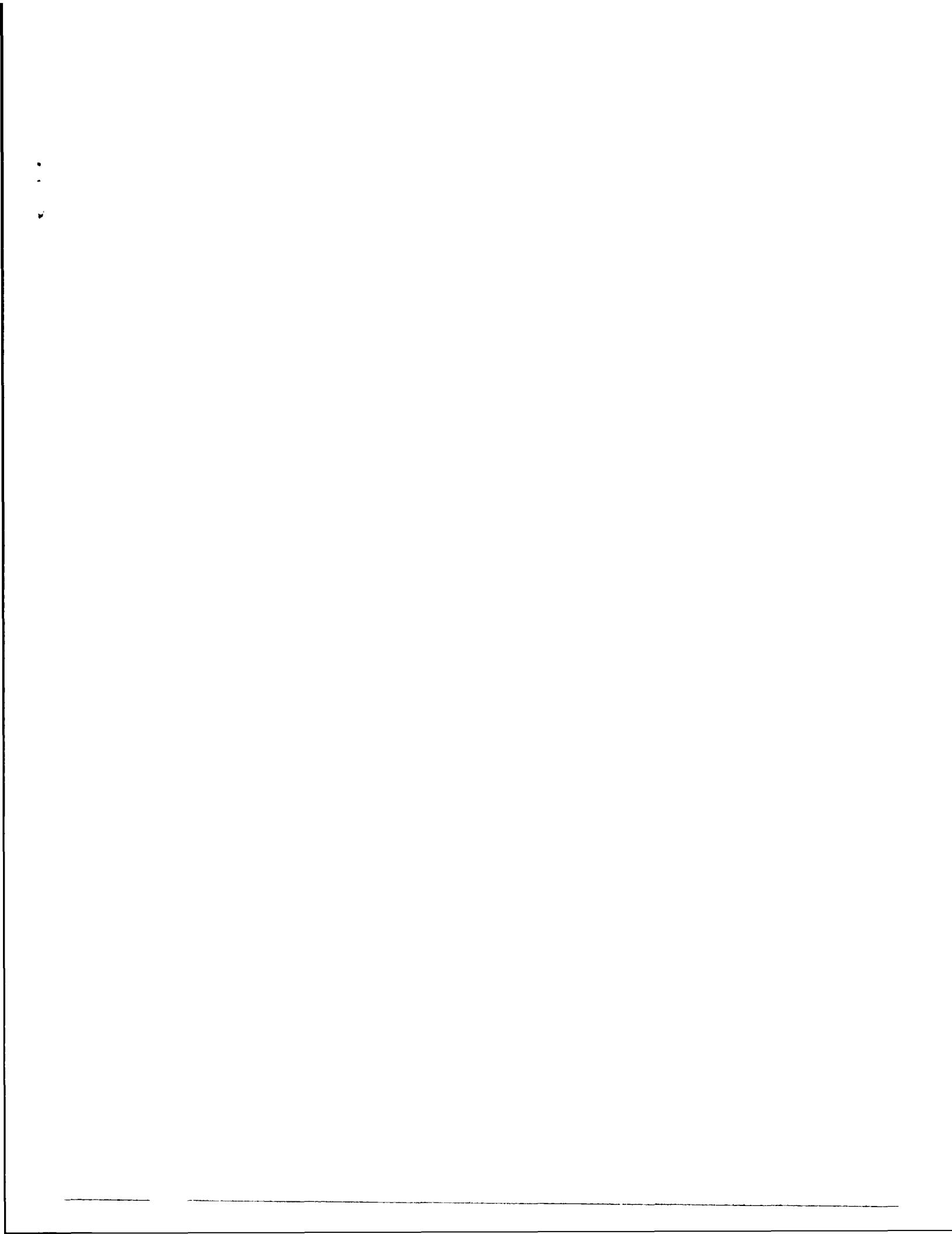
11 CARRIAGE DR



04/15/2016



04/12/2018



Property Location: 11 CARRIAGE DR

Vision ID: 2233

MAP ID: 30 / 368 / 1

Bldg Name:

State Use: 101

Account # 2233

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 05/05/2015 09:45

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			6043 EAST HARTFORD, CT
NGUYEN TUAN LE BE 20 HIGH CLEAR DRIVE STAMFORD, CT 06905 Additional Owners:		A Good	I All	I Paved		Description	Code	Appraised Value	
SUPPLEMENTAL DATA									
Other ID: 0710-0011	Locn Suffix					RES LAND	1-1	49,710	34,800
Homeowner Cr	Zoning	R-2				DWELLING	1-3	123,980	86,790
Census 5107	Res Area	2261				RES OUTBL	1-4	1,290	900
VCS 1304	Non Res Area	0							
# Units 1	Lot Size	.37							
Class Res	ASSOC PID#								
GIS ID:						Total		174,980	122,490

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)						
NGUYEN TUAN		2968/ 2	11/28/2007	Q	I	225,000	A00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
DURSO DANIEL & MARGARET		1406/ 292	09/28/1992	Q	I	136,250	A	2014	1-1	34,800	2013	1-1	34,800	
YOUNG CHARLES M & CHERYL L		838/ 22	09/30/1983	Q	I	75,000	A	2014	1-3	86,790	2013	1-3	86,790	
MANUCK, WILLIAM JR & ANITA G		692/ 33	03/02/1979	Q	I	59,000	A	2014	1-4	900	2013	1-4	900	
								Total:		122,490	Total:	122,490	Total:	122,490

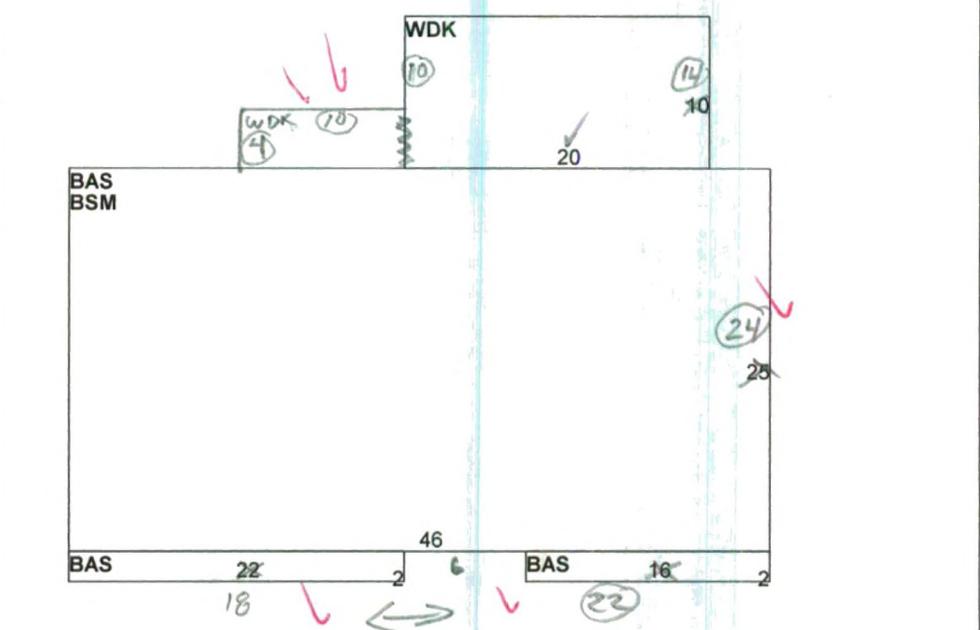
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value
									123,980	0	1,290	49,710	0
		Total											

ASSESSING NEIGHBORHOOD					NOTES					COMPLETE				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch	Total Appraised Parcel Value					FEB 17 2015				
0001/A					Valuation Method:					CAMA				
					Adjustment:					Net Total Appraised Parcel Value				
					174,980					174,980				

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
58254	07/22/2010	DM		0		0		Demolish above ground	03/04/2006 11/19/15			MP JP 01	63	Verified 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 Use	Spec Calc	S Adj. Fact	Adj. Unit Price	Land Value
1	101	One Family		R2		108		0.37	AC	60,802.00	2.2098	5		1.00	1304	1.00		1.00		49,710
		Total Card Land Units:		0.37	AC	Parcel Total Land Area:	0.37	AC											Total Land Value:	49,710

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)															
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description									
Style	08	Raised Ranch ✓	%			Attic Fin	0											
Model	01	Residential	Unfin %			0												
Grade	57	1.05	Int vs. Ext			2			Same									
Stories	1.0 ✓		Framing			1			Wood Joist									
Occupancy	1		MIXED USE															
Exterior Wall 1	08	Wood ✓	Code			Description	Percentage											
Exterior Wall 2			101	One Family			100											
Roof Structure	03	Gable ✓																
Roof Cover	00	Typical ✓																
Interior Wall 1	05	Drywall ✓																
Interior Wall 2			COST/MARKET VALUATION															
Interior Flr 1	08	Mixed	Adj. Base Rate:			111.32												
Interior Flr 2																		
Heat Fuel	10	Other	Replace Cost			177,111												
Heat Type	05	Hot Water	AYB			1964												
AC Type	01	None	EYB			1981												
Total Bedrooms	3		Dep Code			A												
Full Bthrms	1																	
Half Baths	1																	
Extra Fixtures	0																	
Total Rooms	6																	
Bath Style	02	Average	Functional ObsInc															
Kitchen Style	02	Average	External ObsInc															
Num Kitchens	1		Cost Trend Factor			1												
Fireplaces	1		Condition															
Extra Openings	0		% Complete															
Prefab Fpl(s)	0		Overall % Cond			70												
% Basement	100		Apprais Val			123,980												
Bsmt Garage(s)	2		Dep % Ovr			0												
% Fin Bsmt	40		Dep Ovr Comment															
% Rec Room	0		Misc Imp Ovr			0												
% Semi FBM	0		Misc Imp Ovr Comment															
			Cost to Cure Ovr			0												
			Cost to Cure Ovr Comment															



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
SHD1	Shed ✓	FR	Frame	L	140	11.50	2000	C		80	1,290	
MTL/SHED				L	1	0.00	2006			Null	0	

BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
BAS	First Floor	1,226	1,226	1,226	111.32	136,479					
BSM	Basement	0	1,150	345	33.40	38,406					
WDK	Deck	0	200	20	11.13	2,226					
	Ttl. Gross Liv/Lease Area:	1,226	2,576	1,591		177,111					