

Vision ID:2174

MAP ID: 30/ / 305/ /

Bldg Name:

State Use: 101


Account #2174

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 05/05/2015 09:43

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT										
BARBARA A KINCMAN REVOCABLE TRUST C/O BARBARA A KINCMAN TRUSTEE 11 CANTERBURY ST EAST HARTFORD, CT 06118 Additional Owners: KINCMAN BARBARA A TRUSTEE				Good	1	All	1	Paved				Description	Code	Appraised Value	Assessed Value	6043 EAST HARTFORD, CT VISION						
											RES LAND	1-1	40,380	28,270								
											DWELLING	1-3	66,910	46,840								
				SUPPLEMENTAL DATA																		
Other ID: 0680-0011				Locn Suffix																		
Homeowner Cr				Zoning R-3																		
Census 5107				Res Area 728																		
VCS 1306				Non Res Area 0																		
# Units 1				Lot Size .15																		
Class Res																						
GIS ID:				ASSOC PID#								Total				107,290	75,110					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/t	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
BARBARA A KINCMAN REVOCABLE TRUST KINCMAN BARBARA A KINCMAN, FRANCIS W & BARBARA A				3199/ 142		09/07/2010		U	1	0		B04	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
				848/ 256		08/11/1978		Q	1	36,900		A	2014	1-1	28,270	2013	1-1	28,270	2012	1-1	28,270	
				673/ 285		08/11/1978		Q	1	36,900		A	2014	1-3	46,840	2013	1-3	46,840	2012	1-3	46,840	
Total:														75,110	Total:	75,110		Total:	75,110			
EXEMPTIONS				OTHER ASSESSMENTS																		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor													
																						
Total:				APPROAISED VALUE SUMMARY																		
				Appraised Bldg. Value (Card) 66,910																		
				Appraised XF (B) Value (Bldg) 0																		
				Appraised OB (L) Value (Bldg) 0																		
				Appraised Land Value (Bldg) 40,380																		
				Special Land Value 0																		
				Total Appraised Parcel Value 107,290																		
				Valuation Method: C																		
				Adjustment: 0																		
				Net Total Appraised Parcel Value 107,290																		
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								
									04/29/2006			JJ	62	Estimated								
									11/23/15			JP	07									
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	R3		60		0.15 AC	60,802.00	4.9193	5	1.00	13	0.90				1.00		40,380			
Total Card Land Units: 0.15 AC Parcel Total Land Area: 0.15 AC																Total Land Value: 40,380						

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch ✓	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	55		1.00	Int vs. Ext	2		Same
Stories	1.0			Framing	1		Wood Joist
Occupancy	1		ALUMINUM ✓	MIXED USE			
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage
Exterior Wall 2				101	One Family		100
Roof Structure	03		Gable ✓	COST/MARKET VALUATION			
Roof Cover	00		Typical ASPHALT ✓				
Interior Wall 1	05		Drywall ✓	Adj. Base Rate:		110.92	
Interior Wall 2				Replace Cost		102,932	
Interior Flr 1	12		Hardwood / CARPET ✓	AYB		1942	
Interior Flr 2				EYB		1976	
Heat Fuel	10		Other GAS ✓	Dep Code		A	
Heat Type	04		Forced Hot Air ✓	Remodel Rating			
AC Type	01		None ✓	Year Remodeled		1977	
Total Bedrooms	3	✓		Dep %		35	
Full Bthrms	1	✓		Functional Obslnc			
Half Baths	0			External Obslnc			
Extra Fixtures	0			Cost Trend Factor		1	
Total Rooms	5	✓		Condition			
Bath Style	02		Average ✓	% Complete			
Kitchen Style	02		Average ✓	Overall % Cond		65	
Num Kitchens	1			Apprais Val		66,910	
Fireplaces	0			Dep % Ovr		0	
Extra Openings	0			Dep Ovr Comment		0	
Prefab Fpl(s)	0			Misc Imp Ovr		0	
% Basement	100	✓		Misc Imp Ovr Comment		0	
Bsmt Garage(s)				Cost to Cure Ovr		0	
% Fin Bsmt	0			Cost to Cure Ovr Comment			
% Rec Room	0						
% 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
	MTL/SHED ✓			L	64	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	728	728	728	110.92	80,748
BSM	Basement	0	552	166	33.36	18,412
ENP	Enclosed Porch	0	86	34	43.85	3,771
Ttl. Gross Liv/Lease Area:		728	1,366	928		102,932

