

Property Location: 10 KING CT

MAP ID: 10/ / 141/ /

Bldg Name:

State Use: 104

Vision ID: 7484

Account # 7484

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 03/31/2017 11:21

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
GOODWIN COLLEGE KING COURT		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value
ONE RIVERSIDE DR						RES LAND	1-1	40,950	28,670
EAST HARTFORD, CT 06118						DWELLING	1-3	59,471	41,625
Additional Owners:		SUPPLEMENTAL DATA							
		Other ID: 2770-0010		Locn Suffix					
		Homeowner Cr		Zoning R-4					
		Census 5106		Res Area 3300					
		VCS 1603		Non Res Area 0					
		# Units 4		Lot Size .44					
		Class RES		ASSOC PID#					
		GIS ID:							
						Total		100,421	70,295

6043

EAST HARTFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
GOODWIN COLLEGE KING COURT LLC		3482/ 49	07/31/2014	U	I	3,200,000	B25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HOUSING AUTHORITY/TOWN OF E HTFD		169/ 454	05/18/1950	U	I	0	B	2016	1-1	28,670	2015	1-1	28,670
HOUSING AUTHORITY/TOWN OF E HTFD		1/ 1	01/01/1900	Q	V	0	NC	2016	1-3	102,420	2015	1-3	41,835
											2014	1-1	28,670
											2014	1-3	102,630
								Total:		131,090	Total:		70,505
											Total:		131,300

EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.		
									APPRAISED VALUE SUMMARY	
Total:									Appraised Bldg. Value (Card) 146,320	

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

C TO B COND, ADD 112 SF OP 2006 REVAL. 2013 BAA V/L EXEMPT TO TAXABLE 7/31/14 SALE INCL 35 PARCELS ON KING COURT. BAA N/C 2014.STIP JUDGMENT 2013-2015.BAA V/C 2016.	Special Land Value	
	Total Appraised Parcel Value	100,421
	Valuation Method:	0
	Adjustment:	0
	Net Total Appraised Parcel Value	100,421

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Multi Family	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	53	.95		Int vs. Ext	2		Same
Stories	2.0			Framing	1		Wood Joist
Occupancy	4			MIXED USE			
Exterior Wall 1	20		Brick	Code	Description		Percentage
Exterior Wall 2				104	Four Family		100
Roof Structure	04		Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:		58.98	
Interior Flr 2							
Heat Fuel	03		Gas	Replace Cost		225,110	
Heat Type	05		Hot Water	AYB		1950	
AC Type	01		None	EYB		1981	
Total Bedrooms	8			Dep Code		A	
Full Bthrms	4			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		35	
Total Rooms	16			Functional ObsInc			
Bath Style	02		Average	External ObsInc			
Kitchen Style	02		Average	Cost Trend Factor		1	
Num Kitchens	4			Condition			
Fireplaces	0			% Complete			
Extra Openings	0			Overall % Cond		65	
Prefab Fpl(s)	0			Apprais Val		146,320	
% Basement	100			Dep % Ovr		0	
Bsmt Garage(s)				Dep Ovr Comment			
% Fin Bsmt	0			Misc Imp Ovr		0	
% Rec Room	0			Misc Imp Ovr Comment			
% Semi FBM	0			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,650	1,650	1,650	58.98	97,310
BSM	Basement	0	1,650	495	17.69	29,193
FOP	Open Porch	0	112	22	11.58	1,297
FUS	Finished Upper Story	1,650	1,650	1,650	58.98	97,310
Ttl. Gross Liv/Lease Area:		3,300	5,062	3,817		225,110

FOP	28	4
FUS		
BAS		
BSM		
	66	



7484 03/22/2016