

Property Location: 1-3 INDIAN HILL ST

MAP ID: 591135511

Bldg Name:

State Use: 102

Vision ID: 7080

Account #7080

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 05/05/2015 12:55

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT
LE HUYEN		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value	
1 INDIAN HILL ST						RES LAND DWELLING	1-1 1-3	29,870 96,040	20,910 67,230	
EAST HARTFORD, CT 06108										
Additional Owners:										
Other ID: 2560-0001		Locn Suffix				Total		125,910	88,140	
Homeowner Cr		Zoning	R-5							
Census	5112	Res Area	1826							
VCS	0802	Non Res Area	0							
# Units	2	Lot Size	.11							
Class	Res	ASSOC PID#								
GIS ID:										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)						
LE HUYEN		1619/ 338	05/28/1996	U	I	42,000	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
ORTIZ DAVID & CARMEN C		1105/ 90	11/19/1987	Q	I	127,500	A	2014	1-1	20,910	2013	1-1	20,910	
CHEMERKA LYNN M & BECKLEY J		941/ 185	11/18/1985	Q	I	74,900	A	2014	1-3	67,230	2013	1-3	67,230	
KUBINSKI THADEUS & RICHARD		898/ 132	01/24/1985	Q	I	54,900	A							
CARY, WILLARD A & ROSEANNE R		345/ 61	01/01/1900	Q	V	0	NC							
								Total:		88,140	Total:	88,140	Total:	88,140

EXEMPTIONS				OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		Total.												

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY								
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method:	Adjustment:	Net Total Appraised Parcel Value
0001/A					96,040	0	0	0	0	29,870	FEB 23 2016	0	125,910

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
117173	11/01/2002	OT		0		0		NULL	10/14/2006			JG	62	Estimated
									1/27/16			JP	01	10

LAND LINE VALUATION SECTION															Notes- Adj			Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
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				
1	102	Two Family		RS		71		0.11	AC	48,641.60	6.5687	3			1.00	08	0.85			1.00		29,870	
Total Card Land Units:								0.11	AC	Parcel Total Land Area: 0.11 AC												Total Land Value:	29,870

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	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	03	Plaster ✓	COST/MARKET VALUATION				
Interior Wall 2			Adj. Base Rate:	80.09			
Interior Flr 1	12	Hardwood ✓	Replace Cost	147,757			
Interior Flr 2			AYB	1941			
Heat Fuel	10	Other GAS ✓	EYB	1976			
Heat Type	04	Forced Hot Air ✓	Dep Code	A			
AC Type	01	None ✓	Remodel Rating				
Total Bedrooms	5		Year Remodeled	2003			
Full Bthrms	2		Dep %	35			
Half Baths	0		Functional ObsInc				
Extra Fixtures	0		External ObsInc				
Total Rooms	9		Cost Trend Factor	1			
Bath Style	02	Average	Condition				
Kitchen Style	03	Modern	% Complete				
Num Kitchens	2		Overall % Cond	65			
Fireplaces	0		Apprais Val	96,040			
Extra Openings	0		Dep % Ovr	0			
Prefab Fpl(s)	0		Dep Ovr Comment				
% Basement	0		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 &amp; 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
FR/SHED	10 X 10 ✓			L	100	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	935	935	935	80.09	74,880
ENP	Enclosed Porch	0	48	19	31.70	1,522
FUS	Finished Upper Story	891	891	891	80.09	71,356
SLB	Slab	0	891	0	0.00	0

Ttl. Gross Liv/Lease Area: 1,826 2,765 1,845 147,757

