

Property Location: 1-9 HENDERSON DR

MAP ID: 37// 172//

Bldg Name:

State Use: 807

Vision ID: 6222

Account #6222

Bldg #: 1 of 2

Sec #: 1 of 1 Card 1 of 2

Print Date: 05/05/2015 12:17

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT	
GIULIETTI JAMES D 214 FOSTER ST SOUTH WINDSOR, CT 06074 Additional Owners:		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value		
						COM APTM	2-3	1,040,960	728,670		
						COM LAND	2-6	137,250	96,080		
SUPPLEMENTAL DATA											
Other ID: 2270-0001		Locn Suffix Zoning R-5 Res Area 24160 Non Res Area0 Lot Size 0 ASSOC PID#									
Homeowner Cr Census 5103 VCS 2003 # Units 21 Class Apts GIS ID:											
Total 1,178,210 824,750											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
GIULIETTI JAMES D		3250/ 45	06/09/2011	U	I	0	B03	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
AFFORDABLE REALTY ONE LLC		1982/ 29	05/31/2001	Q	I	750,000	A00	2014	2-3	728,670	2013	2-3	728,667
WESTBROOK THOMAS A		578/ 262	09/30/1975	U	I	335,000	B	2014	2-6	96,080	2013	2-6	96,080
						Total: 824,750						Total: 824,747	
<i>This signature acknowledges a visit by a Data Collector or Assessor</i>													

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
									381,650	0	0	137,250	0
Total:													

ASSESSING NEIGHBORHOOD					NOTES																	
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	TOMSHIR APTS: 21-2 BEDROOM APTS. ADD PENALTY FOR 2004-2005. NEWER WINDOWS, REVAL 2006. ADD I & E PENALTY 2006-07.REMOVE I&E PENALTY PER BAA 2007. CONVERT TO SEPARATE HEATING SYSTEMS FOR EACH UNIT, \$101,000, 2008.																	
COMPLETE																						
CAMA																						
1,178,210																						

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	
47315	09/26/2006	HT		101,000		0		Separate from main boil	04/26/2006			TM	64	Refused	
47314	09/26/2006	EL		3,000		0		Wiring new boilers & ho	5/20/16			BJR	62		

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
1	807	Garden Apt		R5		290		1.49	AC	125,000.00	0.7369	C		1.00	2000	1.00	21 UNITS		1.00	137,250
		Total Card Land Units:				1.49	AC	Parcel Total Land Area:	1.49 AC									Total Land Value:	137,250	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Style	80		Garden Apartment✓								
Model	94		Comm/Ind ✓								
Grade	55		1.00 ✓								
Stories	2 ✓										
Occupancy	5 ✓										
Exterior Wall 1	20		Brick ✓								
Exterior Wall 2											
Roof Structure	03		Gable ✓								
Roof Cover	03		Asphalt ✓								
Interior Wall 1	05		Drywall								
Interior Wall 2											
Interior Floor 1	12		Hardwood								
Interior Floor 2											
Heating Fuel	03		Gas ✓								
Heating Type	05		Hot Water								
AC Type	01		None								
Finished %	100										
Bldg Use	807		Garden Apt✓								
Total Bedrooms	10										
Total Baths	5										
Num Fixtures											
Total Rooms	20										
Basement %	100										
Heat/AC	1										
Frame Type	1		Separate								
Baths/Plumbing	02		Wood Joist								
Common Wall			Average								
Wall Height											
Perimeter											

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

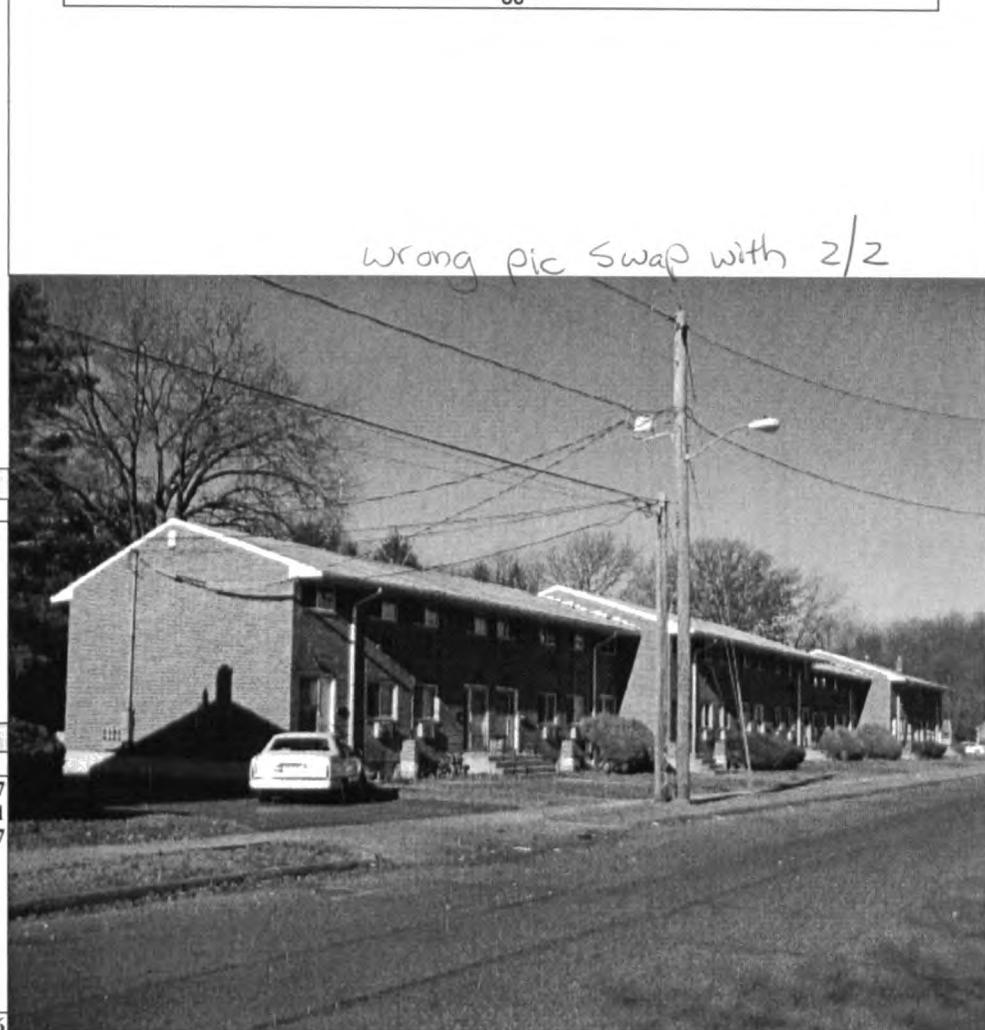
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,880	2,880	2,880	86.19	248,227
BSM	Basement	0	2,880	144	4.31	12,411
FUS	Finished Upper Story	2,880	2,880	2,880	86.19	248,227

Ttl. Gross Liv/Lease Area: 5,760 8,640 5,904 508,866

FUS	BAS	BSM
80 ✓		
✓36		



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CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT							
GIULIETTI JAMES D 214 FOSTER ST SOUTH WINDSOR, CT 06074 Additional Owners:		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value				
						COM APTM	2-3	1,040,960	728,670				
						COM LAND	2-6	137,250	96,080				
SUPPLEMENTAL DATA													
Other ID:	2270-0001	Locn Suffix											
Homeowner Cr		Zoning	R-5										
Census	5103	Res Area	24160										
VCS	2003	Non Res Area	0										
# Units	21	Lot Size	0										
Class	Apts	ASSOC PID#											
GIS ID:													

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)						
GIULIETTI JAMES D		3250/ 45	06/09/2011	U	I	0	B03	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
AFFORDABLE REALTY ONE LLC		1982/ 29	05/31/2001	Q	I	750,000	A00	2014	2-3	728,670	2013	2-3	728,667	
WESTBROOK THOMAS A		578/ 262	09/30/1975	U	I	335,000	B	2014	2-6	96,080	2013	2-6	96,080	
						Total:				824,750	Total:	824,747	Total:	824,747

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
		Total:						

ASSESSING NEIGHBORHOOD					NOTES				APPRAISED VALUE SUMMARY				
NBHD/SUB					Street Index Name				Appraised Bldg. Value (Card)				
0001/A					Tracing				Appraised XF (B) Value (Bldg)				
					Batch				Appraised OB (L) Value (Bldg)				
									Appraised Land Value (Bldg)				
									Special Land Value				
									Total Appraised Parcel Value				
									Valuation Method:				
									Adjustment:				
									Net Total Appraised Parcel Value				
									1,178,210				

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
									04/26/2006		TM	64	Refused	
									5/20/16					

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
2	807	Garden Apt					0.00	AC	0.00	1.0000	C		1.00	2000	1.00		.00	0
Total Card Land Units:							0.00	AC	Parcel Total Land Area:	1.49 AC						Total Land Value:	0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																		
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description												
Style	80		Garden Apartment ✓									FUS	65 ✓	8 ✓	8 ✓	63 ✓	8 ✓	65 ✓			
Model	94		Comm/Ind✓									BAS	63 ✓								
Grade	55		1.00✓									BSM									
Stories	2 ✓											36 ✓									
Occupancy	16 ✓																				
Exterior Wall 1	20		Brick✓																		
Exterior Wall 2																					
Roof Structure	03		Gable✓																		
Roof Cover	03		Asphalt✓																		
Interior Wall 1	05		Drywall																		
Interior Wall 2																					
Interior Floor 1	12		Hardwood						Adj. Base Rate:			63.18									
Interior Floor 2																					
Heating Fuel	03		Gas✓						Replace Cost			1,191,575									
Heating Type	05		Hot Water						AYB			1964									
AC Type	01		None						EYB			1986									
Finished %	100								Dep Code			A									
Bldg Use	807		Garden Apt ✓						Remodel Rating												
Total Bedrooms	32								Year Remodeled												
Total Baths	16								Dep %			25									
Num Fixtures									Functional ObsInc												
Total Rooms	64								External ObsInc												
Basement %	100								Cost Trend Factor												
Heat/AC	1								Condition												
Frame Type	1		Separate						% Complete												
Baths/Plumbing	02		Wood Joist						Overall % Cond			75									
Common Wall									Apprais Val			893,680									
Wall Height									Dep % Ovr			0									
Perimeter									Dep Ovr Comment												
									Misc Imp Ovr			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	9,200	9,200	9,200	63.18	581,256
BSM	Basement	0	9,200	460	3.16	29,063
FUS	Finished Upper Story	9,200	9,200	9,200	63.18	581,256

Ttl. Gross Liv/Lease Area: 18,400 27,600 18,860 1,191,575

