

TOWN OF EAST HARTFORD

INFORMAL HEARING FORM ✓

Date of Hearing: 1/12/22 Time of Hearing: 3:15pm

Parcel ID: 7802

Property Location Address: 10 Lanham Ln

Property Owner Name: Maxiene Reid

Representative Name (if any): _____

Telephone Number: Day _____ Email _____

PRE-HEARING DATA

To better identify your concerns kindly answer the following questions prior to your hearing:

What is the Assessors estimate of value? Assessed 70% 110,660

Have you renovated the property in the last 5 years? Yes _____ No _____ Date _____

If yes, briefly describe? _____

Have you had any real estate appraisals made on your property in the past 2 years? Yes _____ No _____

What was the purpose? _____ What was the value? _____ Appraisal attached _____

Has your property been listed for sale in the last 2 years? Yes _____ No _____ Amount _____

What do you believe is the market value of your property? 100% _____

Have you submitted any additional information for this informal hearing? Yes _____ No _____

If yes, how was it submitted? In Person _____ Email _____ Fax _____

HEARING DATA

In the space provided below please summarize the nature of your concern regarding: the value of your property and/or the accuracy of data shown for your property. This information along with any attachments will be thoroughly reviewed.

Property Owner Signature:  Date _____

Hearing Officer Signature:  Date 1/12/22

Thank you for addressing your concerns regarding the estimated market value of your property at this informal hearing. The appraisers will review your concerns and a decision will be made based on how it reflects to the October 1, 2021, Real Estate market. You will receive notice of the decision in the mail. If you are not satisfied with the results of this hearing, you may make a formal appeal in writing to the Board of Assessment Appeals Pursuant to CGS 12-111. The board will meet in April 2022. The form for filing an appeal may be obtained on the Town Assessor's website www.easthartfordct.gov/assessor or at the Town of East Hartford Assessor's Office. Appeals to the Board of Assessment Appeals must be received by March 21, 2022, or they cannot be heard.

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HEARING CONCLUSIONS:

Raised _____ Lowered _____ Same ✓ Initials PR Date 1/22/22

Property Location 10 LANHAM LN
Vision ID 7802

Account # 7802

Map ID 30//131//

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 01-11-2022 3:42:14 P

| CURRENT OWNER | | TOPO | UTILITIES | STRT/ROAD | LOCATION | | CURRENT ASSESSMENT | | | | 6043 EAST HARTFORD, CT VISION | | | | | | | |
|---|------------|---|-------------|-------------------|-------------|---|--------------------|--|------------|------------------------|--|------------------|---------------------|------------------------|------------|----------|--------|--|
| REID MAXINE M | | A Good | 1 All | 1 Paved | | | Description | Code | Appraised | Assessed | | | | | | | | |
| 10 LANHAM LN | | | | | | RES LAND | 1-1 | 53,850 | 37,700 | | | | | | | | | |
| EAST HARTFORD CT 06118 | | | | | | DWELLING | 1-3 | 104,230 | 72,960 | | | | | | | | | |
| | | SUPPLEMENTAL DATA | | | | | | | | | | | | | | | | |
| | | Alt Prcl ID 2870-0010 Homeown Census 5107 VCS 1306 # Units 1 Class Res GIS ID | | | | Locn Suffix Zoning R-3 Res Area 1264 Non Res A 0 Lot Size .17 Assoc Pid# | | | | | | | | | | | | |
| | | | | | | | | Total | 158,080 | 110,660 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
| REID MAXINE M | | 2050 0246 | 01-14-2002 | U | I | 0 | B01 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | | |
| REID WINSTON A & MAXINE M | | 1607 0023 | 03-05-1996 | U | I | 75,000 | B | 2019 | 1-1 | 28,560 | 2018 | 1-1 | 28,560 | 2017 | 1-1 | 28,560 | | |
| D'ANGELO MICHAEL | | 1426 0159 | 12-30-1992 | U | I | 35,000 | B | | 1-3 | 53,780 | | 1-3 | 53,780 | | 1-3 | 53,780 | | |
| KUSZCZAKOWSKI PETER & HOPE | | 0352 0074 | 02-10-1992 | Q | I | 0 | NC | | | | | | | | | | | |
| | | | | | | | | Total | 82,340 | Total | 82,340 | Total | 82,340 | Total | 82,340 | | | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| Total | | | 0.00 | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | |
| Nbhd | Nbhd Name | B | Tracing | Batch | | | | | | | | | | | | | | |
| 0001 | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | |
| ADD FEP, 2 TO 1 1/2 BATHS 2006 REVAL.ADD WDK,2016 REVAL. | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Appraised Bldg. Value (Card) 104,230 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 53,850 Special Land Value 0 Total Appraised Parcel Value 158,080 Valuation Method C Total Appraised Parcel Value 158,080 | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | | | | |
| | | | | | | | | | 12-04-2015 | JP | | | 01 | Measure - No Entry-NOH | | | | |
| | | | | | | | | | 12-04-2015 | JP | | | 10 | Send Callback Letter | | | | |
| | | | | | | | | | 10-04-2005 | JJ | | | 63 | Verified | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | |
| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P | Land Value | | | |
| 1 | 101 | One Family | R3 | | 0.170 AC | 80,258.00 | 4.38568 | 5 | 1.00 | 13 | 0.900 | | | 1.0000 | 53,850 | | | |
| Total Card Land Units | | | | | 0.1700 AC | Parcel Total Land Area | | | | | 0.1700 | Total Land Value | | | | | 53,850 | |

Property Location 10 LANHAM LN
Vision ID 7802

Account # 7802

Map ID 30 / 131 /

Bldg # 1

Bldg Name
Sec # 1 of 1

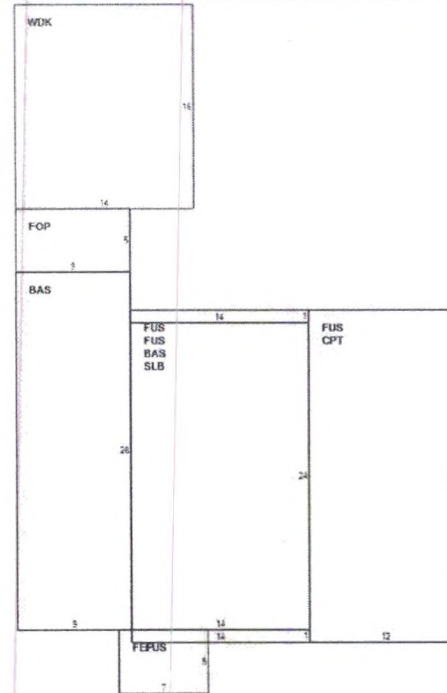
Card # 1 of 1

State Use 101
Print Date

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 18 | Single Family | % Semi FBM | 0 | |
| Model | 01 | Residential | % Attic Fin | 0.00 | |
| Grade: | 55 | 1.00 | Unfin % | 0 | |
| Stories | 2.0 | | CONDO DATA | | |
| Occupancy | 1 | | Parcel Id | C | Owne |
| Exterior Wall 1 | 25 | Vinyl Siding | | B | S |
| Exterior Wall 2 | | | Adjust Type | Code | Description |
| Roof Structure | 03 | Gable | | | Factor% |
| Roof Cover | 03 | Asphalt | Condo Flr | | |
| Interior Wall 1 | 03 | Plaster | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Flr 1 | 08 | Mixed | Building Value New | | 160,356 |
| Interior Flr 2 | | | Year Built | | 1942 |
| Heat Fuel | 02 | Oil | Effective Year Built | | 1986 |
| Heat Type: | 05 | Hot Water | Depreciation Code | | A |
| AC Type: | 01 | None | Remodel Rating | | |
| Total Bedrooms | 3 | | Year Remodeled | | 1993 |
| Full Bthrms: | 1 | | Depreciation % | | 35 |
| Half Baths: | 1 | | Functional Obsol | | |
| Extra Fixtures | 0 | | External Obsol | | |
| Total Rooms: | 5 | | Trend Factor | | 1 |
| Bath Style: | 02 | Average | Condition | | |
| Kitchen Style: | 02 | Average | Condition % | | |
| Num Kitchens | 1 | | Percent Good | | 65 |
| Fireplaces | 0 | | RCNLD | | 104,230 |
| Extra Openings | 0 | | Dep % Ovr | | |
| Prefab Fpl(s) | 0 | | Dep Ovr Comment | | |
| % Basement | 0 | | Misc Imp Ovr | | |
| Bsmnt Garage(s) | 0 | | Misc Imp Ovr Comment | | |
| % Fin Bsmt | 0 | | Cost to Cure Ovr | | |
| % Rec Room | 0 | | Cost to Cure Ovr Comment | | |
| % Semi FBM | 0 | | | | |
| % Attic Fin | 0.00 | | | | |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | |
|--|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
| MSC5 | FR/SHED | L | 40 | 0.00 | 2006 | | 100 | | 0.00 | 0 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 588 | 588 | 588 | 117.65 | 69,178 |
| CPT | Carport | 0 | 312 | 47 | 17.72 | 5,530 |
| FEP | Finished Enclosed Porch | 0 | 35 | 21 | 70.59 | 2,471 |
| FOP | Open Porch | 0 | 45 | 9 | 23.53 | 1,059 |
| FUS | Finished Upper Story | 676 | 676 | 676 | 117.65 | 79,531 |
| SLB | Slab | 0 | 336 | 0 | 0.00 | 0 |
| WDK | Deck | 0 | 224 | 22 | 11.55 | 2,588 |
| Ttl Gross Liv / Lease Area | | 1,264 | 2,216 | 1,363 | | 160,357 |



7802 03/23/2016