

10 Hockanum Dr Parcel# 6776 SC 2410-0010 CT 5108 VCS 1402 LpC 230 Map 18				Acnt 0016560 Duncan Arthur L & Priscilla (S) Vol 1673 10 Hockanum Dr Page 101 East Hartford CT 06118 Prfx:				T&U Single Family Class 10.55 BL 672 BP 79.65 Perm 104 CF Wall Ratio 6.46 ABP 79.65				East Hartford Connecticut		File L 2 Card 01 Of 01					
* Property Location and Identification				Owner of Record				Pricing Control Fields				Assessment District							
1 Type and Use Single Family				Principal Building and Addition Description				Principal Building				Add/Deduct		Single Floor Area		Price		Schedule Value	
2 Story Height 1.5 Story 25.49				+24+28 14				1.5S/FR/B				30.67		672		110.32		74,135	
3 Design/Style Modified Cape 5.18								Sty Description				Code							
4 Foundation/Basement Full Basement																			
5 Fascia Metal/Vinyl																			
5a Common Wall																			
6 Roof Type Gable																			
6a Roof/Floor System Wood Joist																			
7 Floor Finish Hard Wood																			
8 Interior Finish Drywall																			
Basement Finish None																			
9 Heating Hot Water																			
9a Air Conditioning None																			
10 Plumbing Fixtures 1 Bath																			
11 Builtins/Other Features																			
Add/Deduct Total 30.67																			
Assessment Change Report																			
Land 29,590 90																			
Bldg 30,390 125																			
OutB 1,720 59																			
Totl 61,570 106																			
L Vcs 48,000 79																			
B Vcs 85,000 64																			
Cls Listed/Vcs * 10.55																			
\$/Sf 1,109 84.34																			
Adj Sp																			
Sale/Sf																			
Sale/Un																			
V/M																			
MAY - 8 2006 ✓																			
Frontage Avg Dep Dep Fact Eqt Front				Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market															
Front Ref Classification Acres/Units																			
60 110 86 52				640 33,280								33,280 Res R-3 640				41,184			
												APPRAISAL				Item Count ASSESSMENT			
												37,940				Land 1 26,560			
												54,120				Building 1 37,880			
												1,460				OutBldgs 1 1,020			
LAND SUMMARY TOTALS Acres 0.15				33,280				A-Aver 114				37,940				93,520 TOTAL 65,460			

10 Hockanum Dr Parcels 6776 SC 2410-0010 CT VCS 1402, Lot 230 Map 18				Acut 0016560 Duncan Arthur L & Priscilla (S) Vol 1673 10 Hockanum Dr Page 101 East Hartford CT 06118 Prfx				T&U BL Perm Wall Ratio				Class BP CF ABP				East Hartford Connecticut Card 01 Of 01				File L 2																																																																			
Property Location and Identification								Owner of Record								Pricing Control Fields								Assessment District																																																															
1 Type and Use Single Family ✓ 2 Story Height 1.5 Story ✓ 3 Design/Style Modified Cape ✓ 4 Foundation/Basement Full Basement ✓ 5 Fascia Metal/Vinyl ✓ 5a Common Wall 6 Roof Type Gable ✓ 6a Roof/Floor System Wood Joist ✓ 7 Floor Finish Hard Wood ✓ 8 Interior Finish Drywall ✓ Basement Finish ✓ None 9 Heating Hot Water ✓ 9a Air Conditioning None 10 Plumbing Fixtures 1 Bath 11 Builtins/Other Features								Principal Building and Addition Description <div>24</div> <div>1.5S/FR/B</div> <div>28</div>								+24+28 14 14.A 14.B 14.C 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O								Principal Building 1.5S/FR/B Add/Deduct 672 Single Floor Area Price Schedule Value																																																															
Add/Deduct Total								Revaluation Field Card								Assessor Transaction Information Listed 10 06/26/1990 Verified Verified Reviewed 03 Action Action Date Print Date 08/17/2005 16:08 Version 10.20 (Build 6214) (c) Copyright 1987-2005, SLN Technology, Inc.								14 Total Schedule Value COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 10.55 16 Repl Val 16a CF () 17 Norm Cond R-Good 70 18a Market R-Avg 104 18b Market 19 Accrued 73 20 Appraised																																																															
WITNESS TO INTERIOR INSPECTION Signature: <i>Priscilla Duncan</i> Date: 11/01/05 Comments/Remarks: MAY - 8 2006 RBV								Additional Owners/Assessment History Listed by: GD Date: 11/01/05 Reviewed by: Date: / / PID Updated: WSD Date: 5/4/06								Year Built 1943 Additions Modernized 1975 Effective 1945 No# Units 1 No# Rooms 4D2U No# Bedrooms 3 Utilities ALL Street Paved Topography Good Total Area Res Area Non-res Area																																																																							
FRONTAGE								DETAILED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS								DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS																																																																							
Frontage 60								Units 12x20 360SF 8x10								Des 360SF CAR/PT FR SHED								Code 020								Repl Value 90								Mrk 90								Accr 90								Appraised Value																															
LAND SUMMARY TOTALS								Acres								Rate								Sched Val								Condition								Influence								Market								Land Value								Land Class								Land Zone								VCS Land Rate / Market							
Res								R-3								APPRAISAL								Item Count								ASSESSMENT																																																							
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																								TOTAL																66,160																																															

