

East Hartford Residential Hearing: Appointment confirmation

From: Municipal Valuation Services, LLC (appointment-confirmations@appointmentquest.com)

To: brucemparker@att.net

Date: Tuesday, January 4, 2022, 01:10 PM EST

Dear Michael,

Your appointment for a East Hartford Residential Hearing on Wednesday, January 12, 2022 at 10:15 AM - 10:30 AM EST has been confirmed.

All hearings will be held at the Town Hall, located at 740 Main Street, East Hartford. Please look out for signs located throughout Town Hall for directions to the hearing room location.

If you have any evidence proving that the estimated 2021 market value for your property is incorrect and would like a company representative to review, please bring a copy of all information along with you to your hearing. Such evidence may include comparable sales, market sales analysis data, recent appraisal report (within last 2 years) and any photographs to show condition and/or quality.

Please make sure to bring duplicated copies of your information, NO materials will be returned to taxpayer. Information submitted after your hearing will not be accepted.

If you need to cancel and/or reschedule your informal hearing please do so AT LEAST 24 hours prior to your appointment time by calling MuniVal directly at (203) 292-5500 and speak with a representative. Please have your appointment reference number available (listed below).

Reference #3184363152.

Sincerely,

Municipal Valuation Services, LLC
(203) 292-5500

 31 appointment.ics
629B

PARKER FAMILY ENTERPRISES

ADDRESSES:

10-24 James St. (14-24 James)

260 GOVERNOR ST.

272 GOVERNOR ST

all @ 06108



TOWN OF EAST HARTFORD
ASSESSOR'S OFFICE

JAN - 3 2022

December 27, 2021

39 14555

PARKER FAMILY ENTERPRISES
P O BOX 280505
EAST HARTFORD CT 06128-0505
|||||

PID #: 7102
Location: 10-24 JAMES ST

THIS IS NOT A BILL

Revaluation Notice of Assessment Change Issued Pursuant to C.G.S. 12-55

The NEW October 1, 2021 assessed value for the above property is:
(The October 1, 2021 gross assessment reflects 70% of the total 2021 market value.)

\$865,990

The OLD assessed value for the above property was:
(Based on the previous October 1, 2016 Revaluation)

\$480,263

In accordance with Section 12-62 C.G.S., the Town of East Hartford is completing a revaluation of all real property for the 2021 Grand List. Shown above is the new proposed assessment of your property as established for tax purposes by the Assessor and Municipal Valuation Services, LLC for tax year beginning July 1, 2022. Your new proposed assessment is based on 70% of market value as of October 1, 2021. Please note that the P.A. 490 use value for farm & open space is shown for those in that program. Other exemptions to assessments are not shown as part of this notice but will be applied to the final assessments.

If you have evidence proving the estimated 2021 market value for the above listed property is different, you may request an appointment for an informal hearing with the revaluation company by visiting their website www.munival.com/appointments. You will need the PID # shown at the top of this letter in order to book your appointment. If you experience a problem accessing the website or do not have access to a computer, please call (203) 292-5500.

Please book your appointment within seven (7) days of receipt of this letter.

Appointments will be held the weeks of January 6, 2022 through January 20, 2022 with some evening appointments available. Hearings will be in the Town Hall building, located at 740 Main Street, East Hartford, Connecticut.

If you wish to appeal your assessment after this informal hearing process with Municipal Valuation Services, LLC is complete, you may appeal to the Board of Assessment Appeals pursuant to Section 12-111 C.G.S. The board will meet in April 2022. In order to appeal, you must file the prescribed appeal form to the Assessor's Office by March 21, 2022. The prescribed form and instructions will be available in the Town of East Hartford Assessor's office and/or on the Town's website www.easthartfordct.gov/assessor.

Please be patient as phone lines may be busy due to all notices being mailed at the same time. If you wish to schedule an appointment, we encourage you to make an appointment on the web, if possible.

Do not call or visit the Assessor's office to schedule an appointment.

They can only be made through the web at www.munival.com/appointments
or by calling (203) 292-5500.

1,237,129	Pending dispute	2021	865,990	865,990	49.3500	\$ 42,737	PROPOSED
GROSS	List #	Grand List	Gross Assessment	Net Assessment	MILL RATE	Tax	NOW
686,090	01 0011131	2020	480,263	480,263	49.3500	\$ 23,701	
686,090	10-24 James St	2019	480,263	480,263	49.9200	\$ 23,975	
686,090	5 93	2018	480,263	480,263	49.1100	\$ 23,586	
	805 2	2017				\$ -	
686,090		2016	480,263	480,263	47.0500	\$ 22,596	
689,350		2015	482,545	482,545	45.8600	\$ 22,130	
689,350		2014	482,545	482,545	45.8600	\$ 22,130	
689,350		2013	482,545	482,545	45.4000	\$ 21,908	
689,350		2012	482,545	482,545	43.9000	\$ 21,184	
689,350		2011	482,545	482,545	42.7900	\$ 20,648	
721,786		2010	505,250	505,250	34.4200	\$ 17,391	
721,786		2009	505,250	505,250	33.8200	\$ 17,088	
721,786		2008	505,250	505,250	31.6700	\$ 16,001	
721,786		2007	505,250	505,250	31.6700	\$ 16,001	

TAXES NOW @ \$23,701.00

PROPOSED TAXES \$42,737.00
AT CURRENT MILL RATE

This would be an 80.32% TAX INCREASE.

REAL ESTATE TAX BILL 2021**TAXPAYER COPY**

Make checks payable to:

**740 MAIN ST
EAST HARTFORD, CT 6108**

10-24 JAMES ST 24

5 93

805-2

Online Printed

LIST NUMBER	DIST	BANK	ON GRAND LIST OCTOBER 1, 2020	TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2020 01 0010903				23,700.98	July 1, 2021	January 1, 2022
MILL RATE 49.3500	GROSS ASSESSMENT 480,263	EXEMPTION 0	NET ASSESSMENT 480,263		11,850.49	11,850.49

00007102

PARKER FAMILY ENTERPRISES

**REAL ESTATE TAX BILL 2021****RETURN WITH 2nd PAYMENT B**

Make checks payable to:

**740 MAIN ST
EAST HARTFORD, CT 6108**

10-24 JAMES ST 24

805-2

5 93

LIST NUMBER	DIST	BANK	ON GRAND LIST OCTOBER 1, 2020	TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2020 01 0010903				23,700.98	July 1, 2021	January 1, 2022
MILL RATE 49.3500	GROSS ASSESSMENT 480,263	EXEMPTION 0	NET ASSESSMENT 480,263		11,850.49	11,850.49

00007102

PARKER FAMILY ENTERPRISES

23,700.98
0.00

043200100109039011850490000000001185049000000002000237009850

REAL ESTATE TAX BILL 2021**RETURN WITH 1st PAYMENT A**

Make checks payable to:

**740 MAIN ST
EAST HARTFORD, CT 6108**

10-24 JAMES ST 24

805-2

5 93

LIST NUMBER	DIST	BANK	ON GRAND LIST OCTOBER 1, 2020	TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2020 01 0010903				23,700.98	July 1, 2021	January 1, 2022
MILL RATE 49.3500	GROSS ASSESSMENT 480,263	EXEMPTION 0	NET ASSESSMENT 480,263		11,850.49	11,850.49

00007102

PARKER FAMILY ENTERPRISES



043200100109039011850490000000001185049000000002000237009850

Melody A. Currey
MAYOR

OFFICE OF THE ASSESSOR
BRIAN SMITH, CCMA II



(860) 291-7260

FAX (860) 291-7308

740 Main Street
East Hartford, CT 06108

Property Location: 10-24 James St

Parker Family Enterprises
P O Box 280505
East Hartford CT 06108

Parcel Id#: 0007102
Owner Id#: 0000000
Map/Lot: 5 - 93
01/10/2007
VCS: 1903
Vol/Page: 805 / 2
Summary 4 Cards

Pursuant to the provisions of section 12-55(b) of the General Statutes of the State of Connecticut, you are hereby notified that your new assessment for your property located in the Town of East Hartford as of October 1, 2006 is: 505,250 Prev Asmt: 449,190

The new assessment represents the change in value from the last revaluation which was completed in 2001.

NOTE: THIS IS NOT A TAX BILL. You will receive a tax bill in June 2007 that will be based on the new assessment. Do not multiply your new assessment by the current mill rate. A new mill rate will be set when the Town of East Hartford adopts a new budget in the Spring of 2007.

EXEMPTIONS: Veterans, Blind and Disabled EXEMPTIONS are NOT reflected in the above assessment. Any exemptions to which you are entitled will be reflected in your next tax bill. Elderly benefits do not appear on this notice but will be applied as in the past.

As part of this revaluation effort, we are sending property owners the enclosed "Data Mailer" which describes property characteristics. Please review the information on the "Data Mailer". Our goal is to have the most accurate data available to establish current market value which will result in fair and equitable assessments for all property owners. If you feel your property assessment does not reflect the current market value, you have options: Schedule an Informal Hearing and/or file a Board of Assessment Appeal.

INFORMAL HEARINGS: Representatives from the revaluation firm will be available upon request to review your new property value. >>> J.F. Ryan Associates (860)-289-8384 <<<

Hearings will be scheduled, by appointment only, and will be held at the Town Hall. A request for an appointment may be made by calling (860)-289-8384, Monday through Friday, between the hours of 9:00 A.M. to 4:00 P.M. Appointments should be made within 10 days after receipt of this notice.

NOTE: Agents representing property owners must have written authorization from the owners for an appeal to be heard.

BOARD OF ASSESSMENT APPEALS: If a property owner is not satisfied with the results of the informal hearings, an appeal may be made to the Board of Assessment Appeals, which will meet after the Grand List is signed in February 2007. Applications will be available in the Assessor's Office beginning March 1, 2007 and must be returned by March 20, 2007.

Brian Smith, CCMA II
Assessor, Town of East Hartford

>>> NOTE: AN EXPLANATION OF THE DATA CARD IS ON THE REVERSE SIDE <<<



TOWN OF EAST HARTFORD

740 Main Street
East Hartford, Connecticut 06108

BOARD OF ASSESSMENT APPEALS

March 26, 2017

Bruce Parker
P.O. Box 280505
East Hartford, Ct 06128

RE: 10-24 James St PID # 7102

Dear Taxpayer:

The Board of Assessment Appeals has considered your appeal of the assessed value of the above property as made by the Assessor, and the following action was taken on March 25, 2017:

<u>Original Assessment</u>	<u>Revised Assessment</u>	<u>Change</u>
690260	480263	209997

Any person claiming to be aggrieved by the action of the Board of Assessment Appeals may, within two (2) months from the date of the mailing of notice of such action, make application to the Superior Court for the judicial district in which such town or city is situated (CGS § 12-117a).

Respectfully yours,

A handwritten signature in black ink, appearing to read "Stephen Watkins".

Stephen Watkins, Chair
Board of Assessment of Appeals

Melody A. Currey
MAYOR

OFFICE OF THE ASSESSOR
BRIAN SMITH, CCMA II



(860) 291-7260

FAX (860) 291-7308

740 Main Street
East Hartford, CT 06108

Property Location: 10-24 James St

Parker Family Enterprises
P O Box 280505
East Hartford CT 06108

Parcel Id#: 0007102
Owner Id#: 0000000
Map/Lot: 5 - 93
01/10/2007
VCS: 1903
Vol/Page: 805 / 2
Summary 4 Cards

Pursuant to the provisions of section 12-55(b) of the General Statutes of the State of Connecticut, you are hereby notified that your new assessment for your property located in the Town of East Hartford as of October 1, 2006 is: 505,250 Prev Asmt: 449,190

The new assessment represents the change in value from the last revaluation which was completed in 2001.

NOTE: THIS IS NOT A TAX BILL. You will receive a tax bill in June 2007 that will be based on the new assessment. Do not multiply your new assessment by the current mill rate. A new mill rate will be set when the Town of East Hartford adopts a new budget in the Spring of 2007.

EXEMPTIONS: Veterans, Blind and Disabled EXEMPTIONS are NOT reflected in the above assessment. Any exemptions to which you are entitled will be reflected in your next tax bill. Elderly benefits do not appear on this notice but will be applied as in the past.

As part of this revaluation effort, we are sending property owners the enclosed "Data Mailer" which describes property characteristics. Please review the information on the "Data Mailer". Our goal is to have the most accurate data available to establish current market value which will result in fair and equitable assessments for all property owners. If you feel your property assessment does not reflect the current market value, you have options: Schedule an Informal Hearing and/or file a Board of Assessment Appeal.

INFORMAL HEARINGS: Representatives from the revaluation firm will be available upon request to review your new property value. >>> J.F. Ryan Associates (860)-289-8384 <<<

Hearings will be scheduled, by appointment only, and will be held at the Town Hall. A request for an appointment may be made by calling (860)-289-8384, Monday through Friday, between the hours of 9:00 A.M. to 4:00 P.M. Appointments should be made within 10 days after receipt of this notice.

NOTE: Agents representing property owners must have written authorization from the owners for an appeal to be heard.

BOARD OF ASSESSMENT APPEALS: If a property owner is not satisfied with the results of the informal hearings, an appeal may be made to the Board of Assessment Appeals, which will meet after the Grand List is signed in February 2007. Applications will be available in the Assessor's Office beginning March 1, 2007 and must be returned by March 20, 2007.

Brian Smith, CCMA II
Assessor, Town of East Hartford

>>> **NOTE: AN EXPLANATION OF THE DATA CARD IS ON THE REVERSE SIDE <<<**

Parcel# 7102 sc 2580-0010

Vol 805 P O Box 280505
Page 2 East Hartford CT 06108
Prfx

East Hartford Connecticut	File R 1 Card Summary of 04
------------------------------	-----------------------------------

VCS 1903 Lot 93 Map
Property Location and Identification

Owner of Record

Pricing Control Fields

Assessment District

File R 1
Card Summary
of 04

Appraised

Card	#	Building	#	Out Building
-------------	----------	-----------------	----------	---------------------

**Assessed
Building Out Building**

Engineering Services Division

Wessexlink District

[View Details](#)

Year
Primary Use
Income Method

Capitalization
Land/Out Bldg Value
Bldg Residual
Capitalization Market Corr.
Adjusted Appraised Building

Assessor Transaction Information

Listed
Verified
Action Date

Run Date 01/10/2007 11:01
Version 14.40 (Build 8010)
(c) Copyright 1987-2007, SLH Technology, Inc.

Additional Owners/Assessment History

Non Units

utilities
street
Topograph

**ALL
Paved
Good**

Reviewed by: _____ Date: / /

PID Updated: _____ Date: ____ / ____ / ____

Data Mails

Comments/Remarks:

Frontage Front Ref	Avg Dep Classification	Dep Fact	Eq Front Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
										Com	B-3	
										APPRAISAL	Item Count	ASSESSMENT
										Land		
										Building		
										OutBldgs		

Parcel# 7104 sc 2580-0010

CT
VCS 1903 Lot 93 Map 5Vol
Page
PrfxBL
Perm
Wall RatioBP
CP
ABPEast Hartford
ConnecticutCard 02
of 04

Property Location and Identification

Owner of Record			Pricing Control Fields			Assessment District																																																																							
Principal Building and Addition Description			Principal Building Add/Deduct Single Floor Area Price Schedule Value																																																																										
1 Type and Use Mfg-79 2 Story Height 1 Story 3 Design/style Conventional 4 Foundation/Basement 5 Fascia Cement Block 6a Common Wall Fractnal 6 Roof Type Flat 6a Roof/Floor System Wood Joist 7 Floor Finish Cement Finish 8 Interior Finish Paint Block Finished Area 10% Finished 9 Heating Hot Water 9a Air Conditioning None 10 Plumbing Fixtures Adequate 11 Builtins/Other Features Loading Dock Add/Deduct Total Data Mailer	+40+100 14 2 +30+70 14.A 3 +65-30 14.B 3+65-7 +2-20 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			1S/CB/NB 4,000 Sty Description Code 1S/CB/NB 080 2,100 1S/CB/NB 080 1,950 1S/CB/NB 080 40																																																																									
				Assessor Transaction Information Listed Verified Reviewed Action Action Date Print Date 01/10/2007 11:01 Version 14.40 (Build 8010) (c) Copyright 1987-2007, SLW Technology, Inc.			14 Total Schedule Value COST/MARKET/CORRELATIVES/APPRaised BUILDING 15 Class 16 Repl Val 16a CP () 17 Norm Cond 18a Market 18b Market 19 Accrued 20 Appraised																																																																						
				Additional Owners/Assessment History <div style="height: 100px; overflow: auto; margin-top: 10px;">Reviewed by: _____ Date: ___/___/___</div>			Year Built Additions Modernized Effective Nbr Units Nbr Rooms Nbr Bedrooms Utilities Street Topography Total Area Res Area Non-res Area																																																																						
				PID Updated: _____ Date: ___/___/___			ALL Paved Good																																																																						
	DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Units</th> <th style="width: 15%;">Des</th> <th style="width: 15%;">Item</th> <th style="width: 15%;">Code</th> <th style="width: 15%;">Repl Value</th> <th style="width: 15%;">Nrm</th> <th style="width: 15%;">Mrk</th> <th style="width: 15%;">Accr</th> <th style="width: 15%;">Appraised Value</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>			Units	Des	Item	Code	Repl Value	Nrm	Mrk	Accr	Appraised Value																																																																Sale Date Qual Sale Price Vol Page Grantee	
	Units	Des	Item	Code	Repl Value	Nrm	Mrk	Accr	Appraised Value																																																																				
	Comments/Remarks: <p>Frontage Avg Dep Dep Fact Eq Front Front Ref Classification Acres/Units Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market</p>			B-3 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">APPRaisal</th> <th style="width: 33%;">Item Count</th> <th style="width: 33%;">ASSESSMENT</th> </tr> </thead> <tbody> <tr><td>Land</td><td></td><td></td></tr> <tr><td>Building</td><td></td><td></td></tr> <tr><td>OutBldgs</td><td></td><td></td></tr> </tbody> </table>						APPRaisal	Item Count	ASSESSMENT	Land			Building			OutBldgs																																																										
APPRaisal	Item Count	ASSESSMENT																																																																											
Land																																																																													
Building																																																																													
OutBldgs																																																																													
LAND SUMMARY TOTALS Acres			TOTAL																																																																										

5102
acs 1903 lot 93 map 5

P O Box 280505
East Hartford CT 06108

JTCV 111C11 CCR

East Hartford
Connecticut
Date
of
04

Summary
G
TTAZ/QT
7/7/11
RDS/TED/DR
EAD/HITU/ASSESSOR
PAGE 61

Property Location and Identification

Owner of Record

Pricing Control Fields

Assessment District

Card	#	Appraised		Assessed	
		Building	Out Building	Building	Out Building
01	1	275,110	1	41,960	192,580
02	1	618,130	0	0	432,690
03	1	246,720	0	0	172,700
04	1	696,530	0	0	487,570
Tot	4	1,836,490	1	41,960	1,285,540
					29,370

Income Summary	
Year	2011
Primary Use	82-Storage-82
Income Method	Market
Capitalization	721,780
Land/Out Bldg Value	185,840
Out Bldg Residual	1,836,490
Capitalization Market Factor	29
Adjusted Appraised Building	535,940

Assessor Transaction Information	
Listed	TM 02/01/2006
Verified	Verified 02/01/2006
Action Date	X 10/01/2006 REVAL
Run Date	05/16/2011 12:05
Version	18.50 (Build 12056)
Int Copyright	1993-2010, AIM Technology, Inc.

Additional Owners/Assessment History	
2010	505,250 Parker Family Enterpris
2005	449,190 Parker Family Enterpris
2000	523,060 Parker Family Enterpris
1997	512,540 Parker Family Enterpris
1992	343,120 Parker Family Enterpris

Water
Utilities
Street
Topography
ALL
Paved
Good

Assessment Change Report

Land	89,270	113
Bldg	339,970	110
Total	29,370	100
Toll	449,190	112
1 VCS	100,000	144
2 VCS		
3 VCS		

3/2004/2004/VCS

5/2004

Adj ZP

Sale/SC

Sale/US

W/H

Sale Date	Qual	Sale Price	Vol	Page	Comments
06/19/1979		135,000	805	2	Parker Family Enterprises

Event/Type Ref	Avg Dep Classification	Avg Fact	Eq Event Acres/Units	Sale	Sched Vol	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Recd / Market
199	254	130	259	1,000	259,000				259,000	Com	B-3	1,000
75	125	91	68	1,000	68,000				68,000	VCS Z/L 100		100,000
										AFFORDABLE	ITEM COUNT	
										143,880	LAND	100,720
										535,940	BUILDING	375,160
										41,960	CUTLDRY	29,370
											TOTAL	505,250
DATE 06/19/1979 VOL	Acres	1.38			327,000			A-Aver	44	143,880	721,780	

ST 5102
AC 1903 Lot 93 Map 5

Page
Ref#

office

Property Location and Identification

1 Type and Use

Storage-82

2 Story Height

1 Story

3 Design/Style

Conventional

4 Foundation/Basement

5 Exterior

Insul Panel

6 Foundation Wall

7 Roof Type

Flat

8 Roof/Floor System

Steel

9 Floor Finish

Pine

10 Interior Finish

Limited Features

11 Finished Area

30% Finished 0.94

12 Heating

Forced Air

13 Air Conditioning

50% Combined

14 Plumbing Fixtures

Adequate

15 Builtins/Other Features

Loading Dock 0.18

Add/Deduct Total 1.60

Assessment Change Report

Land

Bldg

Util

Tot

6 Vcs

7 Vcs

8 Cis Listed/Vcs

S/ASL

ADJ Sp

Salersif

Salre/Un

V/N

Frontage	Imp Cap	Deg Fact	Sq Ft/Unit
Front Ref	Classification		Acres/Units

Rate	Sched. Val	Condition	Incluence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
							B-3	1.000
							VCS Z/L 100	100,000
							PPRVA:XXX	Other Crops
								ASSESSMENT
							696,530	Building 1 487,570
							696,530	Structure 487,570
							696,530	TOTAL 487,570

Parcels . 7102 SC 2580-0010
ct 5102
WCS 1903 Lot 93 Map
Property Location and Identification

vol 805
Page 2
Prfx

P O Box 280505
East Hartford CT 06108

Connecticut

Card Summary
of 04

Market value /

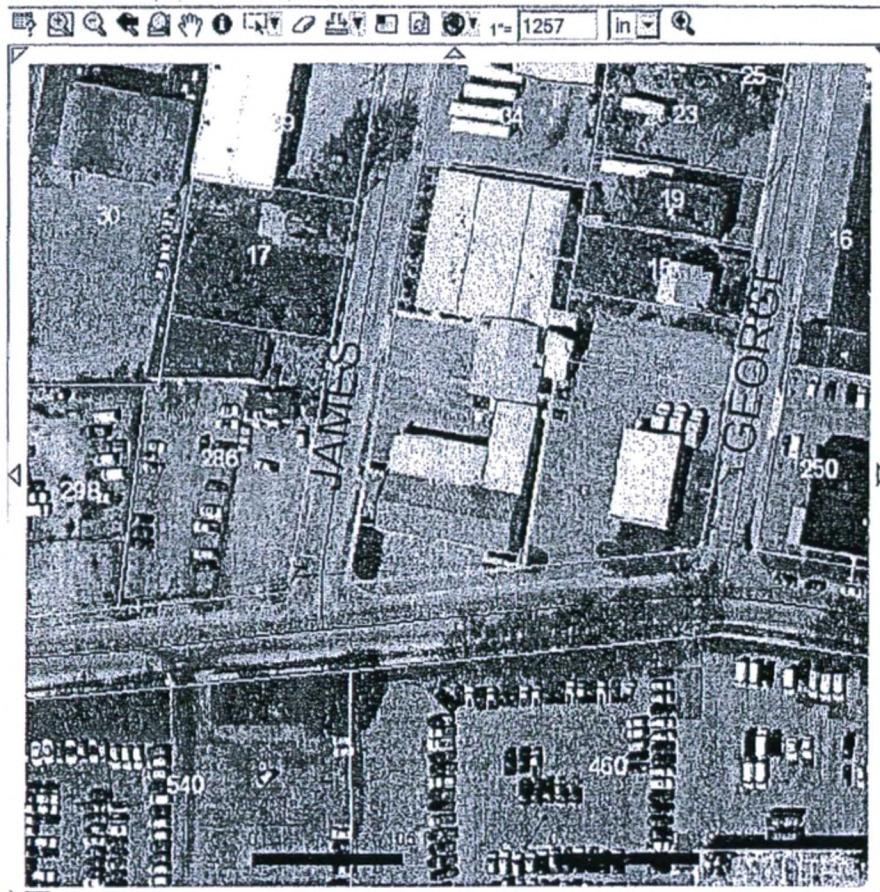
Frontage Front Ref	Avg Dep Classification	Dep Fact	Eq Front Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
199	254	130	259	1,000	259,000				259,000	Com	B-3	1,000
75	125	91	68	1,000	68,000				68,000	VCS Z/L	100	100,000
										APPRaisal	Item Count	ASSESSMENT
										143,880	2	100,720
										535,940	4	375,160
										41,960	1	29,370
LAND SUMMARY TOTALS		Acres	1.38		327,000			A-Aver 44	143,880	721,780	TOTAL	505,250

Parcel	7103	SC	2580-0010	Vol		Perf	Z,400	or	136.98			
Cr	5102			Page	5	CF	200			Connecticut	Card 01	
VCS	1903	Lot	93	Hap		Wall Ratio	12.00	ABP	136.98		of 04	
Property Location and Identification				Owner of Record				Pricing Control Fields				
				Principal Building and Addition Description				Assessment District				
1 Type and Use <u>Storage-82</u>				+60+40	14	Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value		
2 Story Height <u>1 Story</u>						1S/MT/NB	-2.12		2,400	134.86	323,664	
3 Design/Style <u>Conventional</u>						Sty Description	Code					
4 Foundation/Basement <u>No Basement</u>						14.A						
5 Fascia <u>Enamaled Metal</u>						14.B						
5a Common Wall						14.C						
6 Roof Type <u>Flat</u>						14.D						
6a Roof/Floor System <u>Steel</u>						14.E						
7 Floor Finish <u>Cement Finish</u>						14.F						
8 Interior Finish <u>Limited Features</u>						14.G						
Basement Finish <u>None</u>						14.H						
Unfin Interior <u>No Finish</u>						14.I						
9 Heating <u>Unit Separate</u>						14.J						
Air Conditioning <u>None</u>						14.K						
10 Plumbing Fixtures <u>Adequate</u>						14.L						
11 Builtins/Other Features						14.M						
Add/Deduct Total <u>-2.12</u>						14.N						
Assessor Transaction Information												
Listed	TM	02/01/2006	14 Total Schedule Value 323,664									
Verified	Verified	02/01/2006	COST/MARKET/CORRELATIVES/APPRaised BUILDING									
Reviewed			15 Class	82.55	16 Repl Val	323,664						
Action	X		16a CF	(1.00)	323,664							
Action Date	10/01/2006	'REVAL	17 Norm Cond	Normal	95							
Print Date	06/22/2011	10:06	18a Market	O-Other	90							
Version	18.50	(Build 12138)	18b Market	T-I&E								
(c) Copyright 1987-2020, SLH Technology, Inc.	85		19 Accrued	85	20 Appraised	275,110						
Additional Owners/Assessment History												
Year Built	1998											
Additions												
Modernized												
Effective	1998											
No# Units	1											
No# Rooms												
No# Bedrooms	0											
Utilities	ALL											
Street	Paved											
Topography	Good											
Total Area	2,400											
Res Area												
Non-res Area	2,400											
DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS												
Units	Des	Item	Code	Repl Value	Nbr	Mrk	Accr	Appraised Value				
25,900SF		PAVING	005	69,930	60	60		41,960				
Sale Date Qual Sale Price Vol Page Grantee												
Frontage Avg Dep Dep Fact Eq Front				Rate Sched Val Condition Influence Market				Land Value Land Class Land Zone VCS Land Rate / Market				
Front Ref	Classification	Acres/Units							B-3	1,000		
								VCS Z/L 100	100,000			
								APPRaisal	ASSESSMENT			
								Item Count				
								Land				
								Building				
								1	192,580			
								Outldgs	29,370			
								1	221,950			
LAND SUMMARY TOTALS				Acres					TOTAL			

Parcel#	7106	SC	2580-0010	Vol		BL	9,603	BF	94.39	PROPERTY CLASSIFICATION		
ct	5102			Page		Perm	392	CF		Connecticut		Card 04
VCS	1903	Lot	93	Map	5	Wall Ratio	24.49	ABF	94.39			of 04
Property Location and Identification						Owner of Record		Pricing Control Fields		Assessment District		
1 Type and Use Storage-82		Principal Building and Addition Description		14 +99+97		14	Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value	
2 Story Height 1 Story				3 +14-22		14.A	1S/IP/NB	1.60	9,603	95.99	921,792	
3 Design/Style Conventional						14.B	Sty	Description	Code			
4 Foundation/Basement						14.C	ENC/LD	050	308	63.20	19,464	
5 Fascia Insul Panel						14.D						
5a Common Wall						14.E						
6 Roof Type Flat						14.F						
6a Roof/Floor System Steel						14.G						
7 Floor Finish Pine						14.H						
8 Interior Finish						14.I						
Limited Features						14.J						
Finished Area 30% Finished		0.94				14.K						
9 Heating Forced Air						14.L						
9a Air Conditioning						14.M						
50% Combined		0.48				14.N						
10 Plumbing Fixtures						14.O						
Adequate												
11 Builtins/Other Features Loading Dock		0.18		A								
Add/Deduct Total		1.60		1S/IP/NB								
Assessment Change Report												
Land												
Bldg												
OutB												
Total												
L Vcs												
B Vcs												
cls Listed/Vcs												
\$/sf												
Adj Sp												
Sale/Sf												
Sale/Un												
V/H												
T												
Frontage	Avg Dep	Dep Fact	Eq Front			Land Value	Land Class		Land Zone	VCS Land Rate / Market		
Front Ref	Classification		Acres/Units	Rate	Sched Val	Condition	Influence	Market				
									B-3	1,000		
									VCS Z/L 100	100,000		
									APPRaisal	Item Count		
									Lend			
									Building	1	487,570	
									OutBldgs			
LAND SUMMARY TOTALS		Acres								TOTAL	487,570	
696,530												



East Hartford CONNECTICUT



Active Tool: Zoom In

Active layer: Parcels

Search Results Layers Markup Print

Active Layer: Parcels

Imagery

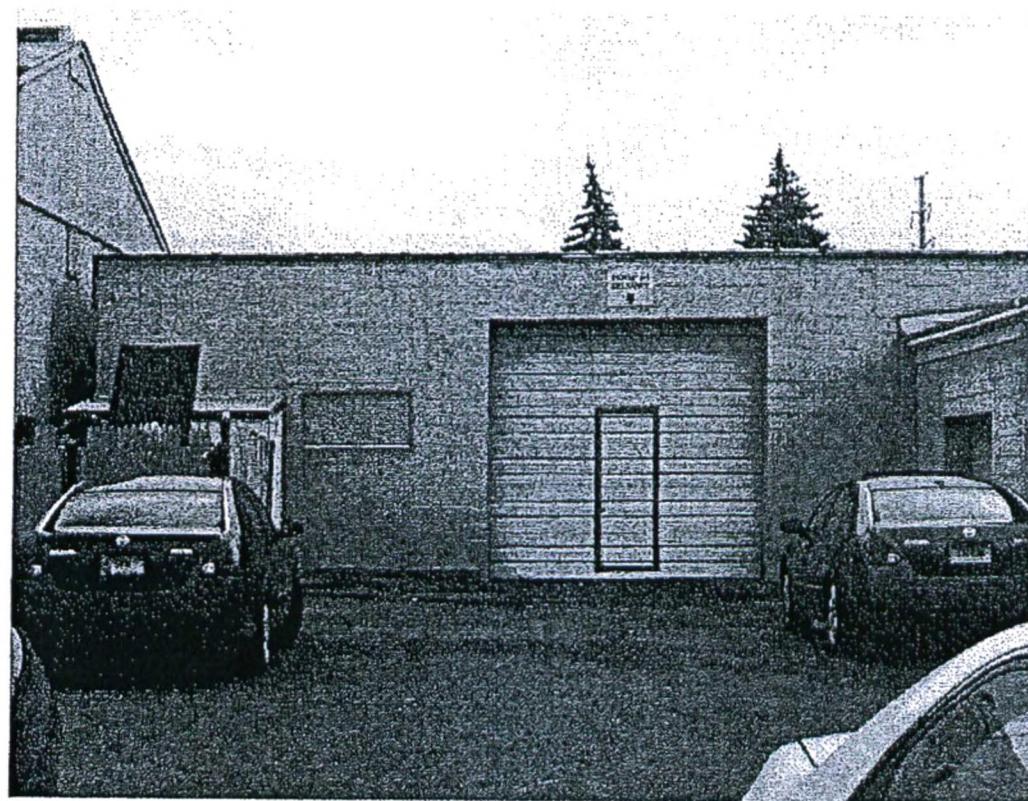
Topography

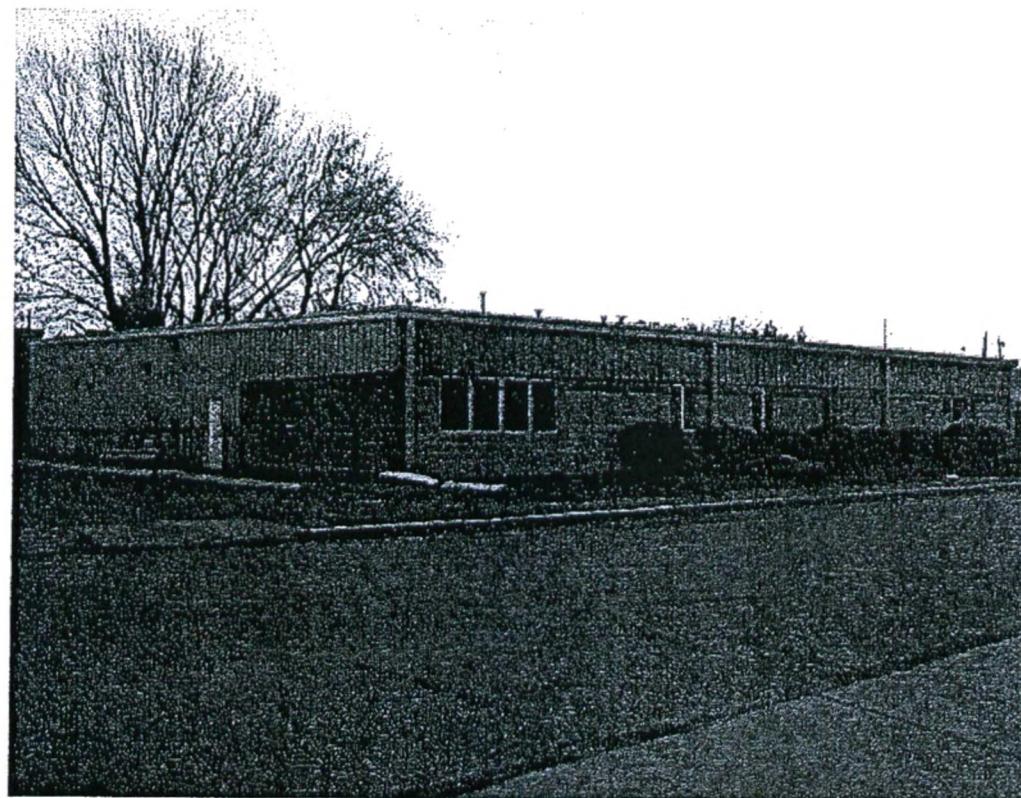
Landbase

Property

Zoning

Fuss & O'Neill Technologies









**TOWN OF EAST HARTFORD
ASSESSOR'S OFFICE**

JAN - 3 2022

December 27, 2021

39 14555

PARKER FAMILY ENTERPRISES
P O BOX 280505
EAST HARTFORD CT 06128-0505



**PID #: 7102
Location: 10-24 JAMES ST**

THIS IS NOT A BILL

Revaluation Notice of Assessment Change Issued Pursuant to C.G.S. 12-55

The NEW October 1, 2021 assessed value for the above property is:
(The October 1, 2021 gross assessment reflects 70% of the total 2021 market value.)

\$865,990

The OLD assessed value for the above property was:
(Based on the previous October 1, 2016 Revaluation)

\$480,263

In accordance with Section 12-62 C.G.S., the Town of East Hartford is completing a revaluation of all real property for the 2021 Grand List. Shown above is the new proposed assessment of your property as established for tax purposes by the Assessor and Municipal Valuation Services, LLC for tax year beginning July 1, 2022. Your new proposed assessment is based on 70% of market value as of October 1, 2021. Please note that the P.A. 490 use value for farm & open space is shown for those in that program. Other exemptions to assessments are not shown as part of this notice but will be applied to the final assessments.

If you have evidence proving the estimated 2021 market value for the above listed property is different, you may request an appointment for an informal hearing with the revaluation company by visiting their website www.munival.com/appointments. You will need the PID # shown at the top of this letter in order to book your appointment. If you experience a problem accessing the website or do not have access to a computer, please call (203) 292-5500.

Please book your appointment within seven (7) days of receipt of this letter.

Appointments will be held the weeks of January 6, 2022 through January 20, 2022 with some evening appointments available. Hearings will be in the Town Hall building, located at 740 Main Street, East Hartford, Connecticut.

If you wish to appeal your assessment after this informal hearing process with Municipal Valuation Services, LLC is complete, you may appeal to the Board of Assessment Appeals pursuant to Section 12-111 C.G.S. The board will meet in April 2022. In order to appeal, you must file the prescribed appeal form to the Assessor's Office by March 21, 2022. The prescribed form and instructions will be available in the Town of East Hartford Assessor's office and/or on the Town's website www.easthartfordct.gov/assessor.

Please be patient as phone lines may be busy due to all notices being mailed at the same time. If you wish to schedule an appointment, we encourage you to make an appointment on the web, if possible.

Do not call or visit the Assessor's office to schedule an appointment.
They can only be made through the web at www.munival.com/appointments
or by calling (203) 292-5500.



TOWN OF EAST HARTFORD

740 Main Street
East Hartford, Connecticut 06108

BOARD OF ASSESSMENT APPEALS

March 26, 2017

Bruce Parker
P.O. Box 280505
East Hartford, Ct 06128

RE: 10-24 James St PID # 7102

Dear Taxpayer:

The Board of Assessment Appeals has considered your appeal of the assessed value of the above property as made by the Assessor, and the following action was taken on March 25, 2017:

<u>Original Assessment</u>	<u>Revised Assessment</u>	<u>Change</u>
690260	480263	209997

Any person claiming to be aggrieved by the action of the Board of Assessment Appeals may, within two (2) months from the date of the mailing of notice of such action, make application to the Superior Court for the judicial district in which such town or city is situated (CGS § 12-117a).

Respectfully yours,

Stephen Watkins, Chair
Board of Assessment of Appeals

Parcel# 7102 ac 2580-0010
St# 5102
Ass 1903 Loc 93 Map 5

Unit/Ass Parker Family Enterprises
Vol 805 P O Box 280505
Page 2 East Hartford CT 06108

Steve Meltzer

East Hartford
Connecticut

File R 1
Case Summary
of 04

Property Location and Identification

Owner's of Record

Pricing Control Fields

Assessment District

Card	#	Appraised		Assessed	
		Building	# Out Building	Building	Out Building
01	1	275,110	1	41,960	192,580 29,370
02	1	618,130	0	0	432,690 0
03	1	246,720	0	0	172,700 0
04	1	696,530	0	0	487,570 0
Tot	4	1,836,490	1	41,960	1,285,540 29,370

Income Summary

Year	2011
Primary Use	82-Storage-B2
Income Method	Market
Capitalization	721,780
Land/Out Bldg Value	185,840
Out Bldg Residual	1,836,490
Capitalization Market Coef.	29
Adjusted Appraised Building	535,940

Assessor Transaction Information

Listed	TM	02/01/2006
Verified	Verified	02/01/2006
Action Date		

X	10/01/2006 REVAL
Run Date	05/16/2011 12:05
Version	18.50 {Build 12056}
Int Copyright 1983-2010, JIM Technology, Inc.	

Additional Owners/Assessment History

2010	505,250	Parker Family Enterprise
2005	449,190	Parker Family Enterprise
2000	523,060	Parker Family Enterprise
1997	512,540	Parker Family Enterprise
1992	343,120	Parker Family Enterprise

No Sales

Utilities

Street

Topography

ALL
Paved
Good

Assessment Change Report

Land	89,270	113
Bldg	339,970	110
Outl	29,370	100
Total	449,190	112

± Vcs 100,000 144

± Vcs

cls Listed/Vcs

S/SC

Mj Sp

Jail/SC

Jail/Un

V/V

Sale Date	Qual	Sale Price	Vol	Page	Grantee
06/19/1979		135,000	805	2	Parker Family Enterprises

Frontage	Avg Depth	Dep Factor	Eq Front Acres/Units	Land Zoning							VCS Land Price / Market
				Date	Schad Val	Condition	Influence	Market	Lead Value	Land Class	
199	254	130	259	1,000	259,000				259,000	Com	B-3 1,000
75	125	91	69	1,000	68,000				68,000	VCS Z/L 100	100,000
										APPEAL	Item Count
										143,880	ASSESSMENT
										143,880	Land 2 100,720
										535,940	Building 4 375,160
										41,960	Cult/Bldgs 1 29,370
										TOTAL	505,250
LAND FRONTAGE TOTALS				Acres	1.38				721,780		
LAND FRONTAGE TOTALS											
LAND FRONTAGE TOTALS											

PAGE 01
EAST HIFD ASSESSOR
85002917308
05/16/2011 11:27

Run Date
5/16/2011

10-24 James St
Parcel# 7102 sc 2580-0010
CT 5102
VCS 1903 Lot 93 Map 5

Acnt 0017437 Parker Family Enterprises
Vol 805 P O Box 280505
Page 2 East Hartford CT 06108
Prfx

East Hartford
Connecticut
Card Summary
of 04

File R 1

Property Location and Identification

Owner of Record

Pricing Control Fields

Assessment District

Card	#	Appraised		Assessed		
		Building	#	Out Building	Building	
01	1	275,110	1	41,960	192,580	29,370
02	1	618,130	0	0	432,690	0
03	1	246,720	0	0	172,700	0
04	1	696,530	0	0	487,570	0
Tot	4	1,836,490	1	41,960	1,285,540	29,370

Assessment Change Report

Land 89,270 113
Bldg 339,970 110
OutB 29,370 100
Totl 449,190 112

L Vcs 100,000 144
B Vcs

Cls Listed/Vcs

S/Sf

Adj Sp

Sale/Sf

Sale/Un

V/M

Income Summary

Year 2011
Primary Use 82-Storage-82
Income Method Market

Capitalization 721,780
Land/Out Bldg Value 185,840
Bldg Residual 1,836,490
Capitalization Market Corr. 29
Adjusted Appraised Building 535,940

Assessor Transaction Information

Listed TM 02/01/2006
Verified Verified 02/01/2006
Action Date
X 10/01/2006 REVAL
Run Date 06/22/2011 10:06
Version 18.50 (Build 12138)
(c) Copyright 1987-2020, SLI Technology, Inc.

Additional Owners/Assessment History

2010	505,250	Parker Family Enterpris	No# Units
2005	449,190	Parker Family Enterpris	
2000	523,060	Parker Family Enterpris	
1997	512,540	Parker Family Enterpris	
1992	343,120	Parker Family Enterpris	

Utilities
Street
Topography

ALL
Paved
Good

Sale Date	Qual	Sale Price	Vol	Page	Grantee
06/19/1979		135,000	805	2	Parker Family Enterprises

Market value

Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
199	254	130	259	1,000	259,000			259,000	Com	B-3	1,000
75	125	91	68	1,000	68,000			68,000	VCS	Z/L 100	100,000
									APPRaisal	Item Count	ASSESSMENT
									143,880	Land	100,720
									535,940	Building	375,160
									41,960	OutBldgs	29,370
LAND SUMMARY TOTALS		Acres	1.38	327,000			A-Aver 44	143,880	721,780	TOTAL	505,250

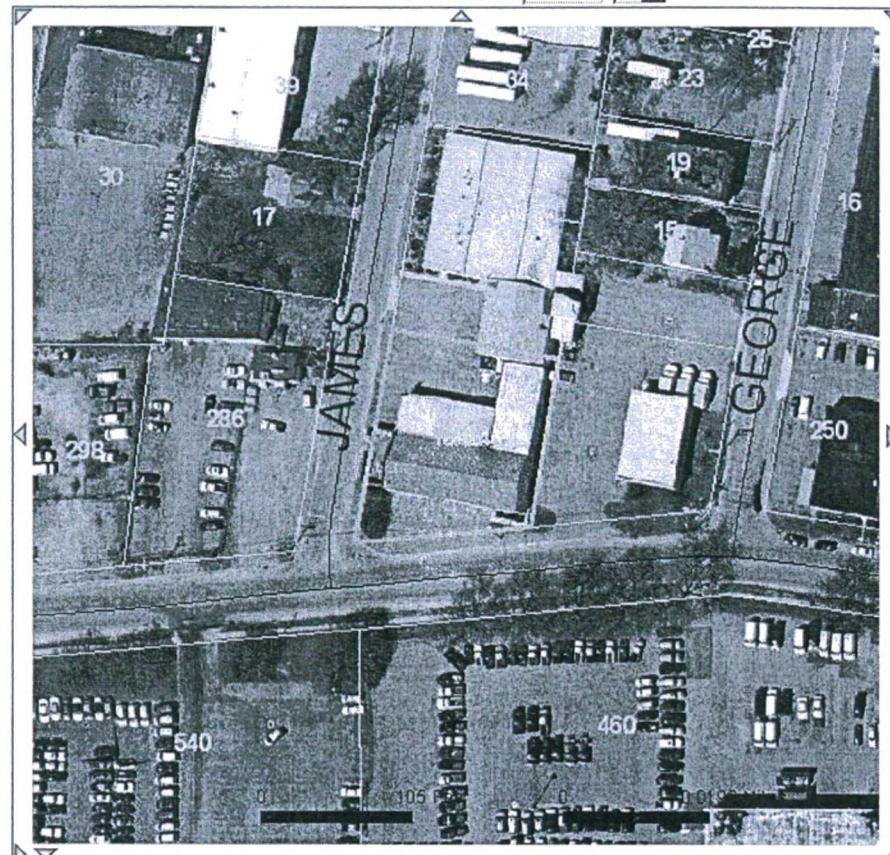
10-24 James St Parcel# 7103 SC 2580-0010 CT 5102 VCS 1903 Lot 93 Map 5	Acnt Vol Page Prfx	T4U Storage-82 BL 2,400 Perm 200 Wall Ratio 12.00	Class 82.55 BP 136.98 CF ABP 136.98	East Hartford Connecticut	File R 1 Card 01 Of 04						
Property Location and Identification		Owner of Record		Pricing Control Fields							
1 Type and Use <u>Storage-82</u> 2 Story Height <u>1 Story</u> 3 Design/Style <u>Conventional</u> 4 Foundation/Basement <u>No% Basement</u> 5 Fascia <u>Enamaled Metal</u> 6a Common Wall <u>Enamaled Metal</u> 6 Roof Type <u>Flat</u> 6a Roof/Floor System <u>Steel</u> 7 Floor Finish <u>Cement Finish</u> 8 Interior Finish <u>Limited Features</u> Basement Finish <u>None</u> Unfin Interior <u>No Finish</u> 9 Heating <u>Unit Separate</u> 9a Air Conditioning <u>None</u> 10 Plumbing Fixtures <u>Adequate</u> 11 Builtins/Other Features Add/Deduct Total -2.12		Principal Building and Addition Description +60+40 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 <u>1S/MT/NB</u> Add/Deduct Code -2.12	Single Floor Area 2,400 Price 134.86 Schedule Value 323,664						
Assessor Transaction Information Listed TM 02/01/2006 Verified Verified 02/01/2006 Reviewed Action X Action Date 10/01/2006 # REVAL Print Date 06/22/2011 10:06 Version 18.50 (Build 12138) (c) Copyright 1987-2020, SLH Technology, Inc.		14 Total Schedule Value 323,664 COST/MARKET/CORRELATIVES/APPRaised BUILDING 15 Class 82.55 16 Repl Val 323,664 16a CF (1.00) 323,664 17 Norm Cond Normal 95 18a Market O-Other 90 18b Market T-I&E 19 Accrued 85 20 Appraised 275,110		Additional Owners/Assessment History Year Built 1998 Additions Modernized Effective 1998 No# Units 1 No# Rooms No# Bedrooms 0 Utilities ALL Street Paved Topography Good Total Area 2,400 Res Area Non-res Area 2,400							
Assessment Change Report Land Bldg OutB 29,370 100 Total L Vcs B Vcs Cls Listed/Vcs S/Sf Adj Sp Sale/Sf Sale/Un V/M T		1S/MT/NB HRNG N/C. DBA PARKER X-RAY SOLUTION SERVICE, 2002.		DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value 25,900SF PAVING 005 69,930 60 60 41,960	Sale Date Qual Sale Price Vol Page Grantee						
Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
										B-3	1,000
										VCS Z/L 100 APPRAISAL	100,000
										Item Count	ASSESSMENT
										Land	
										Building 1	192,580
										OutBldgs 1	29,370
										TOTAL	221,950
LAND SUMMARY TOTALS			Acres								



East Hartford CONNECTICUT



Map Tools: 1=1257 in



Search Results Layers Markup Print

Active Layer:

Parcels

Refresh Map

- Imagery
- Topography
- Landbase
- Property
- Zoning

Active Tool: Zoom In

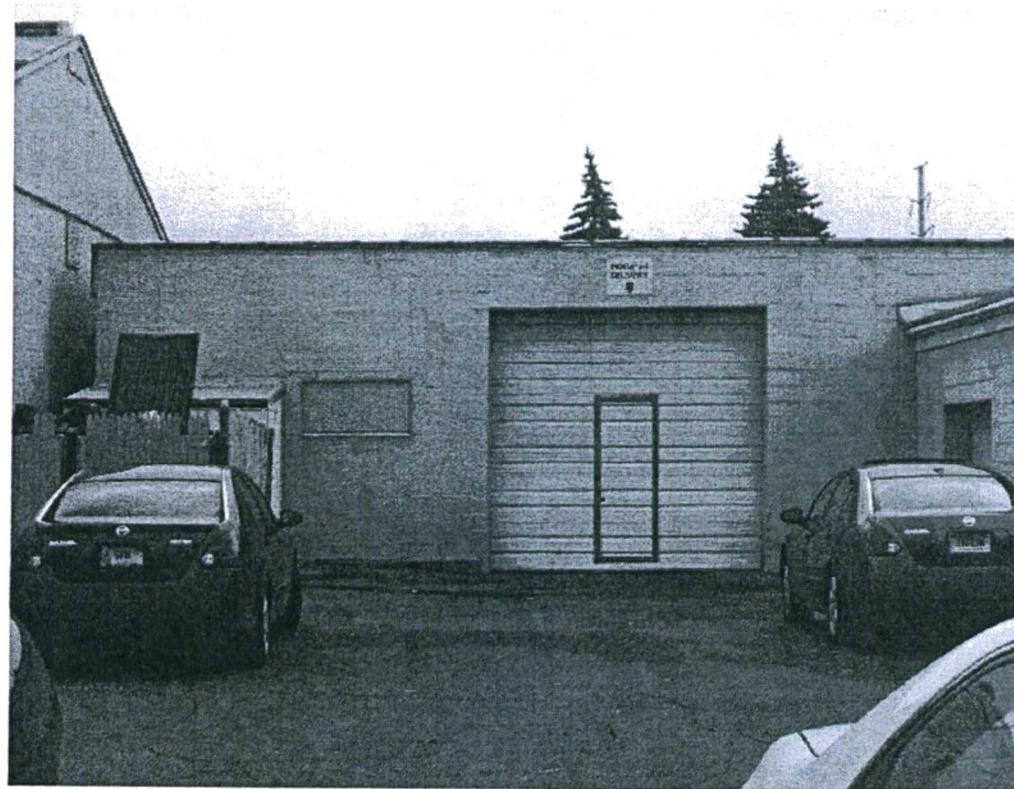
Active layer: Parcels

Fuss & O'Neill Technologies

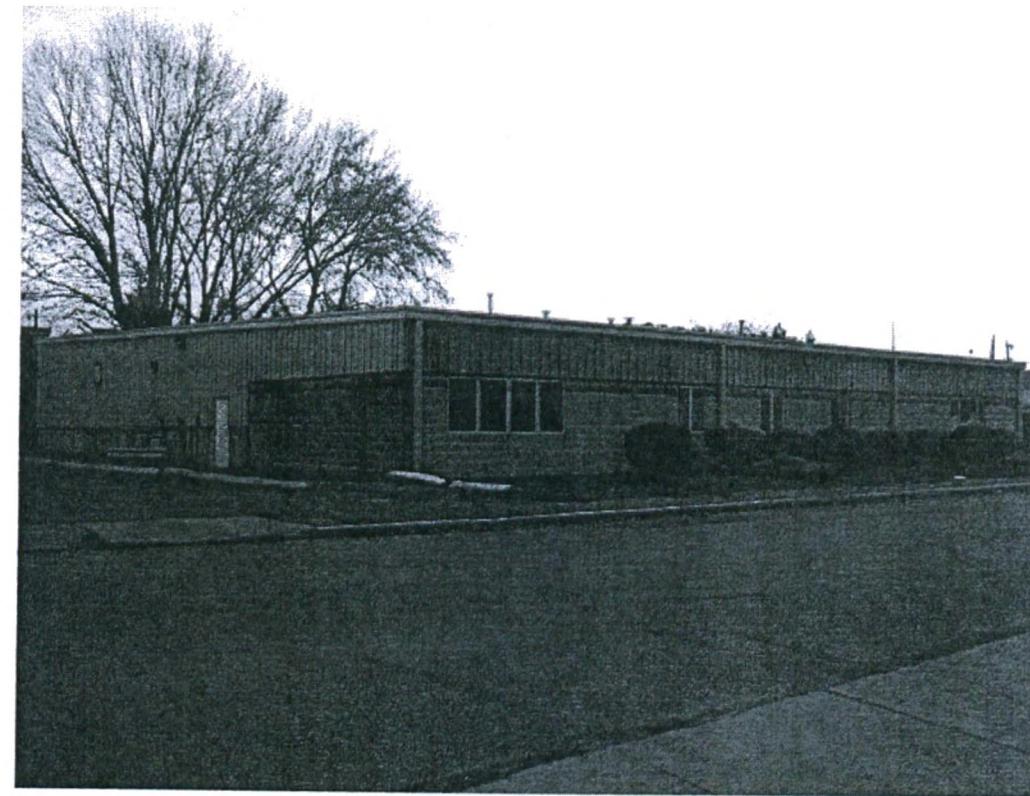
06/22/2011 10:06
18.50 •(Build 12138)
(c) Copyright 1987-2020, SLH Technology, Inc.



06/22/2011 10:06
18.50 (Build 12138)
(c) Copyright 1987-2020, SLH Technology, Inc.



06/22/2011 10:06
18.50 *(Build 12138)
(c) Copyright 1987-2020, SLH Technology, Inc.



06/22/2011 10:06
18.50 (Build 12138)
(c) Copyright 1987-2020, SLH Technology, Inc.

