

Property Location: 10 CALLAHAN LN

MAP ID: 53/ / 197/ /

Bldg Name:

State Use: 101

Vision ID: 2054

Account #2054

Bldg #: 1 of 1


Sec #: 1 of 1

1 Card 1 of 1

Print Date: 05/05/2015 09:40

| CURRENT OWNER | | TOPO. | UTILITIES | STRT/ROAD | LOCATION | CURRENT ASSESSMENT | | | | 6043 EAST HARTFORD, CT VISION |
|-------------------------|--|--------------|-----------|-----------------|----------|--------------------|------|-----------------|----------------|--|
| ZORZI ARNALDO & MYRIAM | | A Good | 1 All | 1 Paved | | Description | Code | Appraised Value | Assessed Value | |
| 10 CALLAHAN LN | | | | | | RES LAND | 1-1 | 54,450 | 38,120 | |
| EAST HARTFORD, CT 06118 | | | | | | DWELLING | 1-3 | 165,610 | 115,930 | |
| Additional Owners: | | | | | | RES OUTBL | 1-4 | 1,770 | 1,240 | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | |
| Other ID: 0645-0010 | | Homeowner Cr | | Loen Suffix | | 221,830 | | | | 155,290 |
| Census 5110 | | VCS 0407 | | Zoning R-2 | | | | | | |
| # Units 1 | | Class Res | | Res Area 1720.4 | | | | | | |
| GIS ID: | | | | Non Res Area 0 | | | | | | |
| | | | | Lot Size .36 | | | | | | |
| | | | | ASSOC PID# | | | | | | |

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|---------------------------------|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|--------|------|----------------|--------|------|----------------|
| ZORZI ARNALDO & MYRIAM | 2463/ 264 | 09/10/2004 | Q | I | 225,000 | A00 | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
| KHAMVONGSAY BOUARON | 2313/ 313 | 10/17/2003 | U | I | 0 | B01 | 2014 | 1-1 | 38,120 | 2013 | 1-1 | 38,120 | 2012 | 1-1 | 38,120 |
| KHAMVONGSAY SOULIVANH & BOUARON | 1552/ 3 | 01/27/1995 | Q | I | 138,000 | A | 2014 | 1-3 | 115,930 | 2013 | 1-3 | 115,930 | 2012 | 1-3 | 115,930 |
| GLENNEY IRVIN & BONNIE SUE | 1274/ 296 | 03/27/1990 | U | I | 150,000 | B | 2014 | 1-4 | 1,240 | 2013 | 1-4 | 1,240 | 2012 | 1-4 | 1,240 |
| HARRY JAMES | 1098/ 102 | 01/01/1900 | Q | V | 0 | NC | | | | | | | | | |
| GLENNEY IRVIN & BONNIE SUE | 1298/ 217 | | Q | V | | NC | | | | | | | | | |
| | | | | | | | Total: | | 155,290 | Total: | | 155,290 | Total: | | 155,290 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | | Total | Total | Total | Total | Total |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|------------|--|-------|-------|-------|-------|
| Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int. | This signature acknowledges a visit by a Data Collector or Assessor | | | | |
| | | | | | | | | | <div></div> <div>APPRAISED VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)165,610</div> | | | | |
| | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | | | | | | |
|------------------------|-----------|--|-------------------|--|---------|--|-------|--|--|
| NBHD/ SUB | NBHD Name | | Street Index Name | | Tracing | | Batch | | |
| 0001/A | | | | | | | | | |

| NOTES | | | |
|--------------------------|----------------------------------|-------------|---------|
| 1 TO 2 BATHS 2006 REVAL. | Appraised Bldg. Value (Bldg) | | 24,450 |
| | Special Land Value | SEP 08 2015 | 0 |
| | Total Appraised Parcel Value | | 221,830 |
| | Valuation Method: | CAMA | C |
| | Adjustment: | | 0 |
| | Net Total Appraised Parcel Value | | 221,830 |

| 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 | |
| 47644 | 11/16/2006 | BLD | | 4,000 | | 0 | | Frame enclosure around | 09/10/2005 | | | JJ | 63 | Verified | |
| 47645 | 11/03/2006 | HIT | | 0 | | 0 | | Install a wood stove in th | 9/4/15 | | | BSR | 07 | | |

| 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 |
| | | | | | | | | | | | | | | | | Spec Use | Spec Calc | | | | | |
| 1 | 101 | One Family | R2 | | 100 | | 0.36 | AC | 60,802.00 | 2.2616 | 5 | | 1.00 | 0407 | 1.10 | | | | | 1.00 | | 54,450 |
| Total Card Land Units: | | | | | | | 0.36 | AC | Parcel Total Land Area: | | | | 0.36 | AC | | | | | Total Land Value: | | 54,450 | |

Total Card Land Units: 0.36 AC Parcel Total Land Area: 0.36 AC

Total Land Value: 54,450

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|------|-----|------------------|---------------------------------|-------------|---------|-------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 08 | | Raised Ranch✓ | % Attic Fin | 0 | | |
| Model | 01 | | Residential✓ | Unfin % | 0 | | |
| Grade | 61 | | 1.15✓ | Int vs. Ext | 2 | | Same |
| Stories | 1.0✓ | | | Framing | 1 | | Wood Joist |
| Occupancy | 1✓ | | | MIXED USE | | | |
| Exterior Wall 1 | 25 | | Vinyl Siding | Code | Description | | Percentage |
| Exterior Wall 2 | | | | 101 | One Family | | 100 |
| Roof Structure | 03 | | Gable✓ | COST/MARKET VALUATION | | | |
| Roof Cover | 00 | | Typical Asphalt✓ | | | | |
| Interior Wall 1 | 05 | | Drywall | Adj. Base Rate: | | 120.58 | |
| Interior Wall 2 | | | | Replace Cost | | 197,149 | |
| Interior Flr 1 | 12 | | Hardwood✓ | AYB | | 1990 | |
| Interior Flr 2 | | | | EYB | | 1995 | |
| Heat Fuel | 10 | | Other Oil✓ | Dep Code | | A | |
| Heat Type | 05 | | Hot Water✓ | Remodel Rating | | | |
| AC Type | 01 | | None✓ | Year Remodeled | | 1992 | |
| Total Bedrooms | 3✓ | | | Dep % | | 16 | |
| Full Bthrms | 2✓ | | | Functional Obslnc | | | |
| Half Baths | 0 | | | External Obslnc | | | |
| Extra Fixtures | 0 | | | Cost Trend Factor | | 1 | |
| Total Rooms | 5✓ | | | Condition | | | |
| Bath Style | 02 | | Average✓ | % Complete | | | |
| Kitchen Style | 02 | | Average✓ | Overall % Cond | | 84 | |
| Num Kitchens | 1✓ | | | Apprais Val | | 165,610 | |
| Fireplaces | 0 | | | Dep % Ovr | | 0 | |
| Extra Openings | 0 | | | Dep Ovr Comment | | | |
| Prefab Fpl(s) | 0 | | | Misc Imp Ovr | | 0 | |
| % Basement | 100✓ | | | Misc Imp Ovr Comment | | | |
| Bsmt Garage(s) | 2✓ | | | Cost to Cure Ovr | | 0 | |
| % Fin Bsmt | 40✓ | | | Cost to Cure Ovr Comment | | | |
| % Rec Room | 0 | | | | | | |
| % Semi FBM | 0 | | | | | | |

| 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 |
| SHD1 | FR SHED | | | L | 80 | 0.00 | 2011 | | | | Null | 0 |
| | Shed✓ | FR | Frame✓ | L | 192✓ | 11.50 | 2011 | C | 0 | | 80 | 1,770 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------|-------------|------------|-----------|-----------|-----------------|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BAS | First Floor | 1,262 | 1,262 | 1,262 | 120.58 | 152,172 |
| BSM | Basement | 0 | 1,146 | 344 | 36.20 | 41,480 |
| PTC | Concrete Patio | 0 | 192 | 10 | 6.28 | 1,206 |
| WDK | Deck | 0 | 192 | 19 | 11.93 | 2,291 |
| Ttl. Gross Liv/Lease Area: | | 1,262 | 2,792 | 1,635 | | 197,149 |

