

**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 Lanharn 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](http://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 P/S 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  <b>VISION</b>				
REID MAXINE M  10 LANHAM LN  EAST HARTFORD CT 06118	A	Good	1	All	1	Paved					Description	Code	Appraised	Assessed					
	RES LAND DWELLING	1-1 1-3	53,850 104,230	37,700 72,960															
	SUPPLEMENTAL DATA				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 REID WINSTON A & MAXINE M D'ANGELO MICHAEL KUSZCZAKOWSKI PETER & HOPE			2050 0246	01-14-2002	U	I	0	B01	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
			1607 0023	03-05-1996	U	I	75,000	B	2019	1-1 1-3	28,560 53,780	2018	1-1 1-3	28,560 53,780	2017	1-1 1-3	28,560 53,780		
			1426 0159	12-30-1992	U	I	35,000	B											
0352 0074	02-10-1992	Q	I	0	NC	Total	82,340	Total	82,340	Total	82,340								
EXEMPTIONS			OTHER ASSESSMENTS										APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	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 12-04-2015 10-04-2005	JP JP JJ				01 10 63	Measure - No Entry-NOH Send Callback Letter 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

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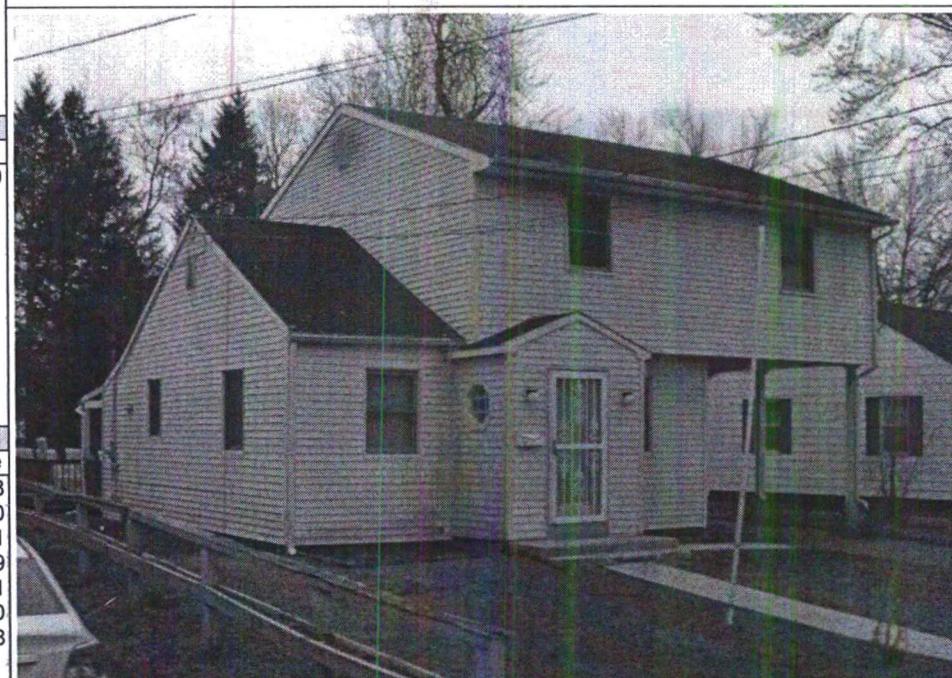
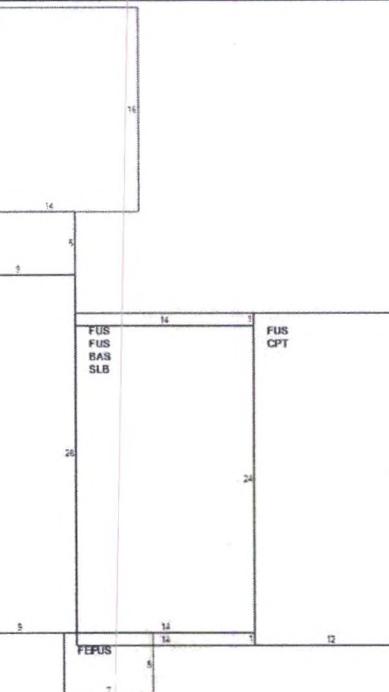
Bldg # 1

Bldg Name  
Sec # 1 of 1

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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									
Occupancy	1									
Exterior Wall 1	25	Vinyl Siding								
Exterior Wall 2										
Roof Structure	03	Gable								
Roof Cover	03	Asphalt								
Interior Wall 1	03	Plaster								
Interior Wall 2										
Interior Flr 1	08	Mixed								
Interior Flr 2										
Heat Fuel	02	Oil								
Heat Type:	05	Hot Water								
AC Type:	01	None								
Total Bedrooms	3									
Full Bthrms:	1									
Half Baths:	1									
Extra Fixtures	0									
Total Rooms:	5									
Bath Style:	02	Average								
Kitchen Style:	02	Average								
Num Kitchens	1									
Fireplaces	0									
Extra Openings	0									
Prefab Fpl(s)	0									
% Basement	0									
Bsmt Garage(s)										
% Fin Bsmt	0									
% Rec Room	0									
% Semi FBM	0									
% Attic Fin	0.00									
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
MSC5	FR/SHED	L	40	0.00	2006		100		0.00	0
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
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