

Property Location: 10 GREENHURST LN

MAP ID: 42//421//

Bldg Name:

State Use: 101

Vision ID: 5754

Account # 5754

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 11/04/2015 14:48

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			6043 EAST HARTFORD, CT	
DELPHINE C BENEDICT REVOCABLE TRUSTEE 10 GREENHURST LN		Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value	
EAST HARTFORD, CT 06118		SUPPLEMENTAL DATA		Loen Suffix		RES LAND		1-1	46,730	32,710
Additional Owners:		Other ID: 2080-0010		Homeowner Cr		Zoning R-2		1-3	82,530	57,770
Census 5110		Res Area 1170		Non Res Area 0		ASSOC PID#		Total	129,260	90,480
VCS 0405		# Units 1		Lot Size .23						
# Units 1		Class Res		GIS ID:						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)						
DELPHINE C BENEDICT REVOCABLE TRUST		3504/ 350	11/24/2014	U	I	0	B04	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
BENEDICT DELPHINE C		1030/ 137	03/06/1971	U	I	0	B01	2014	1-1	32,710	2013	1-1	32,710	
BENEDICT,CLIFFORD E & DELPHINE C		57/ 513	03/06/1971	Q	I	23,500	NC	2014	1-3	57,770	2013	1-3	57,770	
						Total:		90,480	Total:	90,480	Total:	90,480	Total:	90,480

EXEMPTIONS		OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value
									82,530	0	0	46,730	0
		Total:											

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

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	
47258	09/20/2006	BLD		2,625		0		Replace roof (15 sqs.)	10/23/2015			BJR	01	Measure - No Entry-NOH	
									10/23/2015			BJR	10	Send Callback Letter	
									09/17/2005			JJ	64	Refused - Total Refusal	

LAND LINE VALUATION SECTION														Special Pricing		S Adj Fact	Adj. Unit Price	Land Value			
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Iidx	Adj.	Notes- Adj	Spec Use	Spec Calc				
1	101	One Family		R2	80			0.23	AC	60,802.00	3.3416	5		1.00	04	1.00			1.00		46,730

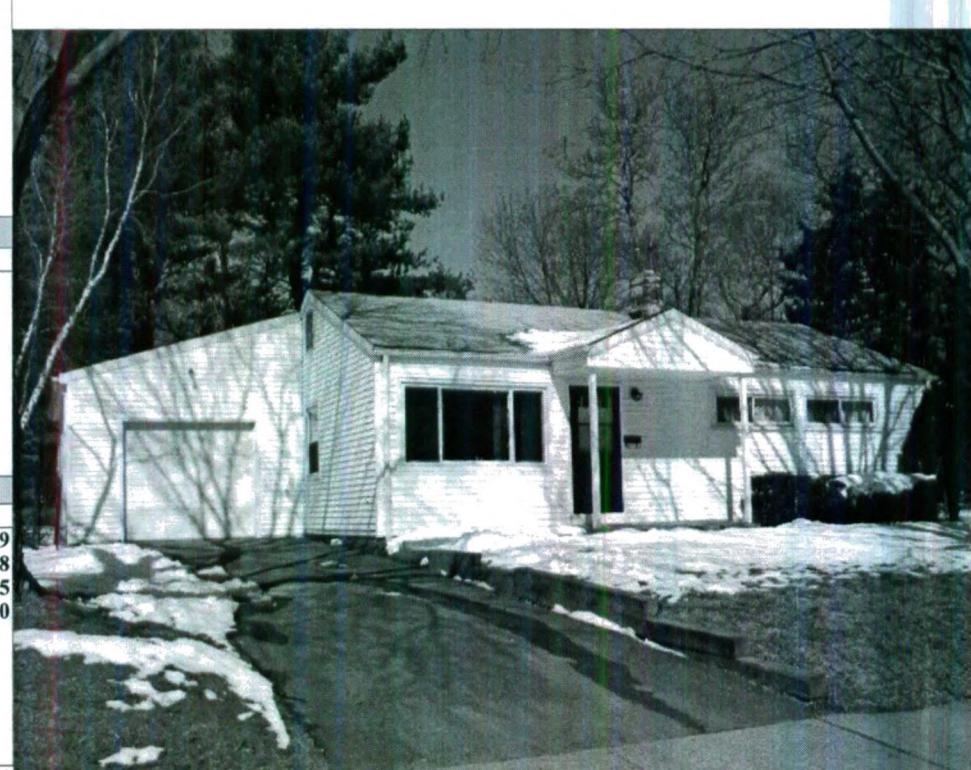
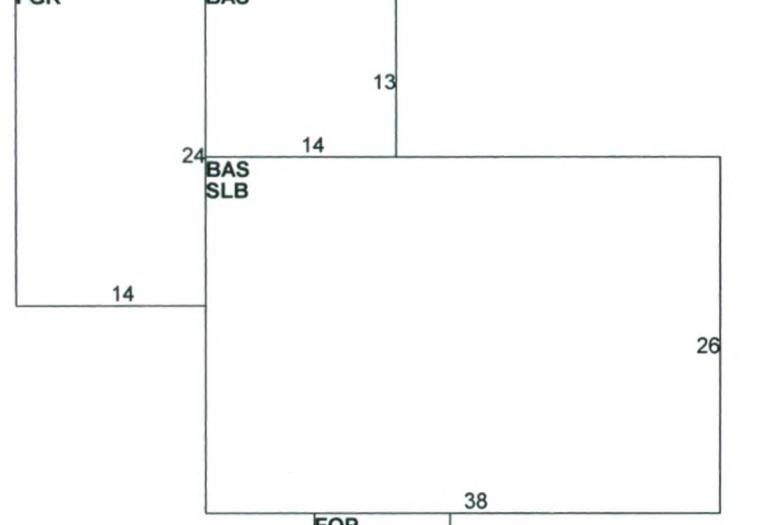
Total Card Land Units: 0.23 AC Parcel Total Land Area: 0.23 AC Total Land Value: 46,730

This signature acknowledges a visit by a Data Collector or Assessor

#### APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	82,530
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	46,730
Special Land Value	0
Total Appraised Parcel Value	129,260
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	129,260

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																													
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																							
Style	01	Ranch	% Attic Fin			0																										
Model	01	Residential	Unfin %			0																										
Grade	55	1.00	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	03	Asphalt	Adj. Base Rate:						94.33																							
Interior Wall 1	05	Drywall	Replace Cost																													
Interior Wall 2			AYB						126,971																							
Interior Flr 1	08	Mixed	EYB						1952																							
Interior Flr 2			Dep Code						1976																							
Heat Fuel	02	Oil	Dependable Rating																													
Heat Type	05	Hot Water	Year Remodeled						1991																							
AC Type	01	None	Dep %						35																							
Total Bedrooms	3		Functional Obslnc																													
Full Bthrms	1		External Obslnc																													
Half Baths	0		Cost Trend Factor						1																							
Extra Fixtures	0		Condition																													
Total Rooms	6		% Complete						65																							
Bath Style	02	Average	Apprais Val						82,530																							
Kitchen Style	02	Average	Dep % Ovr																													
Num Kitchens	1		Dep Ovr Comment																													
Fireplaces	1		Misc Imp Ovr																													
Extra Openings	0		Misc Imp Ovr Comment																													
Prefab Fpl(s)	0		Cost to Cure Ovr																													
% Basement	0		Cost to Cure Ovr Comment																													
Bsmt Garage(s)			Cost to Cure Ovr																													
% Fin Bsmt	0		Cost to Cure Ovr Comment																													
% Rec Room	0		Cost to Cure Ovr Comment																													
% Semi FBM	0		Cost to Cure Ovr Comment																													
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																				
BAS	First Floor				1,170		1,170		1,170		94.33	110,369																				
FGR	Garage				0	336	168				47.17	15,848																				
FOP	Open Porch				0	40	8				18.87	755																				
SLB	Slab				0	988	0				0.00	0																				
Ttl. Gross Liv/Lease Area:																																
1,170																																
2,534																																
1,346																																
126,971																																



**Property Location:** 10 GREENHURST LN

MAP ID: 42//421//

**Bldg Name:**

State Use: 101

Vision ID:5754

Account #5754

Bldg #: 1 of 1

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1 of 1

Print Date: 05/05/2015 12:04

CURRENT OWNER DELPHINE C BENEDICT REVOCABLE TRUST 10 GREENHURST LN EAST HARTFORD, CT 06118 Additional Owners:	TOPO. A Good	UTILITIES 1 All	STRT/ROAD 1 Paved	LOCATION	CURRENT ASSESSMENT			
					Description	Code	Appraised Value	Assessed Value
					RES LAND	1-1	46,730	32,710
					DWELLING	1-3	82,530	57,770
<b>SUPPLEMENTAL DATA</b>								
Other ID:	2080-0010		Locn Suffix					
Homeowner Cr			Zoning	R-2				
Census	5110		Res Area	1170				
VCS	0405		Non Res Area	0				
# Units	1		Lot Size	.23				
Class	Res		ASSOC PID#					
GIS ID:					Total		129,260	90,480

**RECORD OF OWNERSHIP**

**BK-VOL/PAGE** | **SALE DATE** | *q/u* | *v/i* | **SALE PRICE** | **V.C.**

### **PREVIOUS ASSESSMENTS (HISTORY)**

## **EXEMPTIONS**

#### **OTHER ASSESSMENTS**

*This signature acknowledges a visit by a Data Collector or Assessor*

ASSESSING NEIGHBORHOOD

## ASSESSING NEIGHBORHOOD

**ADD VINYL SIDING, C TO B CONDITION PER**

2001 REVIEW, 2006 REVAL CIGS, V/D.

**APPRAISED VALUE SUMMARY**

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**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	82,530
Appraised XF (B) Value (Bldg)	0
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Appraised Land Value (Bldg)	46,730
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Total Appraised Parcel Value	129,260
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>129,260</b>

**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
47258	09/20/2006	BLD		2,625		0		Replace roof (15 sqs.)	09/17/2005 ✓ 10/23/15			JJ BSR	64 01	Refused 10 11/4/15 (ah)

**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		80		0.23	AC	60,802.00	3.3416	5		1.00	04	1.00				1.00		46,730
Total Card Land Units:							0.23	AC	Parcel Total Land Area: 0.23 AC											Total Land Value:	46,730

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																	
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description											
Style	01	Ranch✓	% Attic Fin						0											
Model	01	Residential ✓	Unfin %						0											
Grade	55	1.00✓	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	Adj. Base Rate:						94.33											
Interior Wall 1	05	Drywall	Replace Cost						126,971											
Interior Wall 2			AYB						1952											
Interior Flr 1	08	Mixed	EYB						1976											
Interior Flr 2			Dep Code						A											
Heat Fuel	10	Other oil	Remodel Rating																	
Heat Type	05	Hot Water	Year Remodeled						1991											
AC Type	01	None	Dep %						35											
Total Bedrooms	3		Functional ObsInc																	
Full Bthrms	1		External ObsInc																	
Half Baths	0		Cost Trend Factor						1											
Extra Fixtures	0		Condition																	
Total Rooms	6		% Complete																	
Bath Style	02	Average	Overall % Cond						65											
Kitchen Style	02	Average	Apprais Val						82,530											
Num Kitchens	1		Dep % Ovr						0											
Fireplaces	1		Dep Ovr Comment																	
Extra Openings	0		Misc Imp Ovr						0											
Prefab Fpl(s)	0		Misc Imp Ovr Comment																	
% Basement	0		Cost to Cure Ovr						0											
Bsmt Garage(s)			Cost to Cure Ovr Comment																	
% Fin Bsmt	0																			
% Rec Room	0																			
% Semi FBM	0																			

## OB-OUTBUILDING &amp; 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
FRESHED/LC				220-	0.00	2006	C			0	0	

## BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,170	1,170	1,170	94.33	110,369
FGR	Garage	0	336	168	47.17	15,848
FOP	Open Porch	0	40	8	18.87	755
SLB	Slab	0	988	0	0.00	0
<i>Ttl Gross Liv/Floor Area</i>						
1,170						
<i>Ttl Gross Area</i>						
2,534						
<i>Ttl Undeprec. Value</i>						
126,971						

