

Property Location: 1-3 BROAD ST

Vision ID: 1330

MAP ID: 19 / 270 / 1

Bldg Name:

State Use: 111

Account # 1330

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

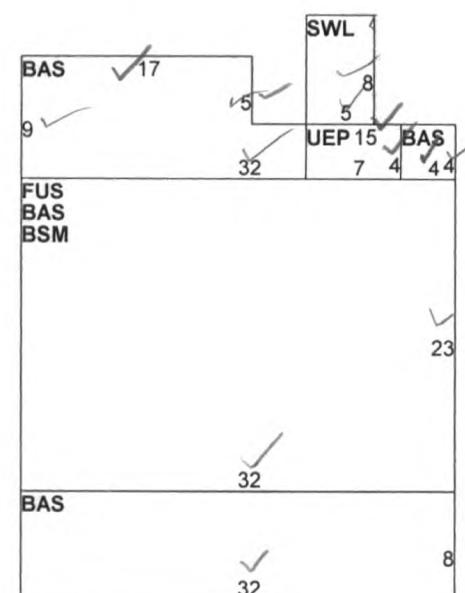
Print Date: 05/05/2015 09:10

CURRENT OWNER			TOPO.	UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT																			
DAIGLE RONALD R & MARGUERITE 102 KENT LA SOUTH WINDSOR, CT 06074 Additional Owners:			A Good	1 All	1 Paved				Description	Code	Appraised Value	Assessed Value																					
									COM LAND	2-1	47,000	32,900																					
									COM BLDG	2-2	84,960	59,470																					
SUPPLEMENTAL DATA																																	
			Other ID: 0540-0001 Homeowner Cr Census 5108 VCS 1403 # Units 2 Class Res GIS ID:	Locn Suffix Zoning R-3 Res Area 0 Non Res Area 1957 Lot Size .21 ASSOC PID#																													
										Total	131,960	92,370																					
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	<i>q/u</i>	<i>w/l</i>	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)																								
DAIGLE RONALD R & MARGUERITE M AMARA JEAN ROTO, DOMINICK F & MARY V			1647/ 331 842/ 94 250/ 126	11/01/1996 11/04/1984 07/10/1956	Q I Q I Q I	55,000 80,000 14,500	A A NC	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value																	
								2014	2-1	32,900	2013	2-1	32,900	2012	2-1	32,900																	
								2014	2-2	59,470	2013	2-2	59,470	2012	2-2	59,470																	
										Total:	92,370	Total:	92,370	Total:	92,370																		
EXEMPTIONS			OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																				
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.																							
			Total:																														
ASSESSING NEIGHBORHOOD																																	
NBHD/SUB	NBHD Name		Street Index Name		Tracing		Batch		APPRAISED VALUE SUMMARY																								
0001/A									<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Appraised Bldg. Value (Card)</td> <td style="text-align: right;">81,460</td> </tr> <tr> <td>Appraised XF (B) Value (Bldg)</td> <td style="text-align: right;">3,500</td> </tr> <tr> <td>Appraised OB (L) Value (Bldg)</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Appraised Land Value (Bldg)</td> <td style="text-align: right;">47,000</td> </tr> <tr> <td>Special Land Value</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Appraised Parcel Value</td> <td style="text-align: right;">131,960</td> </tr> <tr> <td>Valuation Method:</td> <td style="text-align: right;">C</td> </tr> <tr> <td>Adjustment:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Net Total Appraised Parcel Value</td> <td style="text-align: right;">131,960</td> </tr> </table>							Appraised Bldg. Value (Card)	81,460	Appraised XF (B) Value (Bldg)	3,500	Appraised OB (L) Value (Bldg)	0	Appraised Land Value (Bldg)	47,000	Special Land Value	0	Total Appraised Parcel Value	131,960	Valuation Method:	C	Adjustment:	0	Net Total Appraised Parcel Value	131,960
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NOTES																																	
<p>YEAR BUILT: CIRCA 1918. CONVERT 256 SF EP TO 1S/FR/NB, ADD 2ND/S/WD, SKETCH REVISION 2006 REVAL.</p> <p style="text-align: center;">Business 1-45-2007 No note FPL on 2-1</p>																																	
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																		
										06/12/2006			TM	63	Verified ✓ 10																		
										6/1/16			CT	51																			
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														
1	111C	Res w/Bus Use-C		R3	81			0.21	AC	125,000.00	2.9841	C		0.60	2000	1.00		1.00		47,000													
Total Card Land Units:										0.21	AC	Parcel Total Land Area: 0.21 AC									Total Land Value:			47,000									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch.	Element	Cd.	Ch.
Style	19		Res/Comm ✓		
Model	94		Comm/Ind ✓		
Grade	51		.90 ✓ <i>7 mos code</i>		
Stories	2.0				
Occupancy	2				
Exterior Wall 1	25		Vinyl Siding ✓		
Exterior Wall 2					
Roof Structure	03		Gable ✓ <i>sq ft</i>		
Roof Cover	00		Typical ✓ <i>sq ft</i>		
Interior Wall 1	03		Plaster		
Interior Wall 2					
Interior Floor 1	12		Hardwood		
Interior Floor 2					
Heating Fuel	10		Other <i>Gas or Oil</i>		
Heating Type	05		Hot Water		
AC Type	01		None		
Finished %	100				
Bldg Use	111		Res w/Bus Use		
Total Bedrooms	4				
Total Baths	2				
Num Fixtures	0				
Total Rooms	8				
Basement %	100				
Heat/AC	5		No A/C		
Frame Type	1		Wood Joist		
Baths/Plumbing	02		Average		
Common Wall	F		None		
Wall Height	0				
Perimeter	110				

COST/MARKET VALUATION

Adj. Base Rate:	57.58
Replace Cost	116,373
AYB	1918
EYB	1981
Dep Code	A
Remodel Rating	
Year Remodeled	1999
Dep %	30
Functional ObsInc	
External ObsInc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	81,460
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,221	1,221	1,221	57.58	70,307
BSM	Basement	0	736	37	2.89	2,131
FUS	Finished Upper Story	736	736	736	57.58	42,380
SWL	Stairwell	0	40	16	23.03	921
UEP	Unfin. Enclosed Porch	0	28	11	22.62	633
Ttl. Gross Liv/Lease Area:		1,957	2,761	2,021		116,373