

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 Card 1 of 1

Print Date: 05/05/2015 09:40

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT	
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											
Other ID: 0645-0010		Locn Suffix				Total		221,830	155,290		
Homeowner Cr		Zoning R-2									
Census 5110		Res Area 1720.4									
VCS 0407		Non Res Area 0									
# Units 1		Lot Size .36									
Class Res		ASSOC PID#									
VISION											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/t	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.
KHAMVONGSAY BOUARON		2313/ 313	10/17/2003	U	I	0	B01	2014	1-1	38,120	2012
KHAMVONGSAY SOULIVANH & BOUARON		1552/ 3	01/27/1995	Q	I	138,000	A	2014	1-3	115,930	2012
GLENNEY IRVIN & BONNIE SUE		1274/ 296	03/27/1990	U	I	150,000	B	2014	1-4	1,240	2012
HARRY JAMES		1098/ 102	01/01/1900	Q	V	0	NC				
GLENNEY IRVIN & BONNIE SUE		1298/ 217		Q	V	0	NC				
								Total:		155,290	Total:
										155,290	Total:
										155,290	Total:

EXEMPTIONS			OTHER ASSESSMENTS						APPRaised VALUE SUMMARY			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Yr.	Code	Assessed Value	

## ASSESSING NEIGHBORHOOD

NBHD/SUB  
0001/A

NBHD Name

Street Index Name

Tracing

Batch

1 TO 2 BATHS 2006 REVAL.

NOTES											
Appraised Bldg. Value (Card)											165,610
Appraised XF (B) Value (Bldg)											0
Appraised OB (L) Value (Bldg)											1,770
Appraised Land Value (Bldg)											54,450
Special Land Value											0
Total Appraised Parcel Value											221,830
Valuation Method:											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	HTT		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

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✓			<b>MIXED USE</b>			
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage
Exterior Wall 2				101	One Family		100
Roof Structure	03		Gable✓				
Roof Cover	00		Typical Asphalt				
Interior Wall 1	05		Drywall	<b>COST/MARKET VALUATION</b>			
Interior Wall 2				Adj. Base Rate:	120.58		
Interior Flr 1	12		Hardwood✓	Replace Cost	197,149		
Interior Flr 2				AYB	1990		
Heat Fuel	10		Other oil✓	EYB	1995		
Heat Type	05		Hot Water✓	Dep Code	A		
AC Type	01		None✓	Remodel Rating			
Total Bedrooms	3✓			Year Remodeled	1992		
Full Bthrms	2✓			Dep %	16		
Half Baths	0			Functional ObsInc			
Extra Fixtures	0			External ObsInc			
Total Rooms	5✓			Cost Trend Factor	1		
Bath Style	02		Average✓	Condition			
Kitchen Style	02		Average✓	% Complete			
Num Kitchens	1✓			Overall % Cond	84		
Fireplaces	0			Apprais Val	165,610		
Extra Openings	0			Dep % Ovr	0		
Prefab Fpl(s)	0			Dep Ovr Comment			
% Basement	100✓			Misc Imp Ovr	0		
Bsmt Garage(s)	2✓			Misc Imp Ovr Comment			
% Fin Bsmt	40✓			Cost to Cure Ovr	0		
% Rec Room	0			Cost to Cure Ovr Comment			
% 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	FR	Frame✓	L	80	0.00	2011	C	0	Null	0	1,770
	Shed✓			L	192✓	11.50	2011			80		

**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
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,262</b>	<b>2,792</b>	<b>1,635</b>		<b>197,149</b>

