

1-3 Higbie Dr Parcel# 6348 SC 2310-0001 CT 5112 VCS 0802 Lot 59 Map 58				Acnt 0046045 Sheperd Marlene R Vol 2051 3 Higbie Dr Page 43 East Hartford CT 06108 Prfx				T&U 2 Family Class 11.55 BL 792 BP 76.82 Perm 116 CF Wall Ratio 6.82 ABP 76.82		East Hartford Connecticut Card 01 Of 01		File R 1
Property Location and Identification				Owner of Record				Pricing Control Fields		Assessment District		
1 Type and Use 2 Family 4.68 2 Story Height 2 Story 35.34 3 Design/Style Duplex 4 Foundation/Basement 50% Basement -1.92 5 Fascia Metal/Vinyl 5a Common Wall		Principal Building and Addition Description +22+36 14 1#+6 -3+7 14.A 2 # -12-11 14.B 2#-11 +12+16 14.C 4#-6 -3-7 14.D 3 +12-31-12+9+4+12-4+10 14.E 2#+14 +4+12 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O				Principal Building Add/Deduct Single Floor Area Price		Schedule Value				
6 Roof Type Gable 6a Roof/Floor System Wood Joist 7 Floor Finish Hard Wood 8 Interior Finish Drvwall Basement Finish None						2S/FR/PB 39.77 Sty Description Code OP 040 21 29.14 612 1S/FR/NB 110 132 47.73 6,300 FEP 100 192 41.78 8,022 OP 040 21 29.14 612 C/PAT 010 324 3.99 1,293 OP 040 48 22.31 1,071						
9 Heating Forced Air 9a Air Conditioning None												
10 Plumbing Fixtures 2.5 Baths 1.67 11 Builtins/Other Features Modern Interior												
Add/Deduct Total 39.77												
Assessment Change Report Land 16,670 100 Bldg 54,180 84 OutB 5,140 86 Total 75,990 88 L Vcs 25,000 95 B Vcs 54,000 120 cls Listed/Vcs 11.55 10.53				C-FEP B-1S/FR/NB E-C/PAT F-OP 2S/FR/PB A-OP D-OP				Assessor Transaction Information Listed JJ 10/19/2006 Verified Verified 10/19/2006 Reviewed Action X Action Date 11/30/2006 Print Date 11/30/2006 18:11 Version 12.20 (Build 7333) (c) Copyright 1987-2006, SLH Technology, Inc.		14 Total Schedule Value 110,249 COST/MARKET/CORRELATIVES/APPRaised BUILDING 15 Class 11.55 16 Repl Val 110,249 16a CF (1.09) 110,249 17 Norm Cond R-Good 73 18a Market R-Avg 81 18b Market 19 Accrued 59 20 Appraised 65,050		
ADD .5 BATH, UPDATED INTERIOR, REVAL 2006.								Additional Owners/Assessment History 2005 75,990 Sheperd Marlene R 2001 75,990 Kargul Rita Irene 2000 74,830 Kargul Bolek & Rita 1992 43,250 Kargul Bolek & Rita 1984 42,450 Kargul Bolek & Rita 1980 15,690 Kargul Bolek & Rita		Year Built 1942 Additions 1962 Modernized 1985 Effective 1950 No# Units 2 No# Rooms No# Bedrooms 5D4U Utilities All Street Paved Topography Good Total Area 1,716 Res Area 1,716 Non-res Area		
								DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value 528SF G/2C 052 10,507 60 60 6,300 48SF FR/SHED REF				
								Sale Date Qual Sale Price Vol Page Grantee				
Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market	
68	88	77	52	420	21,840			21,840	Res Z/L 65	R-5	420 25,000	
									APPRaisal	Item Count	ASSESSMENT	
									23,810	Land 1	16,670	
									65,050	Building 1	45,530	
									6,300	OutBldgs 1	4,410	
LAND SUMMARY TOTALS				Acres 0.14	21,840		A-Aver 109	23,810	95,160	TOTAL	66,610	

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Property Location and Identification				Owner of Record				Pricing Control Fields				Assessment District					
1 Type and Use 2 Family 2 Story Height 35.34		Principal Building and Addition Description +22+36 14 1#+6 -3+7 14.A 2 #-12-11 14.B 2#-11 +12+16 14.C 4#-6 -3-7 14.D 3 +12-31 14.E 2#+12 +4+12 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O						Principal Building 2S/FR/PB Sty Description OP 1S/FR/NB FEP OP C/PAT CPY		Add/Deduct Code 39.77 040 110 100 040 010 020		Single Floor Area 792 Code 21 132 192 21 372 48		Price 116.59 Code 29.14 47.73 41.78 29.14 3.98 11.08		Schedule Value 92,339 Code 612 6,300 8,022 612 1,481 532	
2 Design/Style Dplex 4 Foundation/Basement 50% Basement 5 Fascia Metal/Vinyl 6a Common Wall																	
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S/Sf 1,716 55.97																	
Adj Sp Sale/Sf Sale/Un																	
V/M																	
NOV 21 2006 ✓																	
Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market						
68	88	77 52	420	21,840				21,840	Res	R-5	420 25,000						
									APPRaisal	Item Count	ASSESSMENT						
									23,810	1	16,670						
									65,940	1	46,160						
									6,300	1	4,410						
LAND SUMMARY TOTALS		Acres 0.14		21,840			A-Aver 109	23,810	96,050	TOTAL	67,240						

1961
1962

1-3 Higbie Dr Parcel# 6348 SC 2310-0001 CT VCS 0802 Lot 59 Map 58		Acct 0046045 Sheperd Marlene R Vol 2051 3 Higbie Dr Page 43 East Hartford CT 06108 Prfx				T&U BL Perm Wall Ratio		Class BP CF ABP		East Hartford Connecticut		File R 1 Card 01 of 01														
Property Location and Identification						Owner of Record		Pricing Control Fields		Assessment District																
1 Type and Use 2 Family ✓ 3 Story Height 4 Design/Style Duplex ✓ 5 Foundation/Basement 50% Basement 6 Fascia Metal/Vinyl ✓ Sa Common Wall		Principal Building and Addition Description #1 - 2 rms. down & 1 Rm. up. #3 - 3 Rms. down & 3 Rms. up. _____				+22+36 14 1#+6 -3+7 14.A 2 # -12-11 14.B 2#-11 +12+16 14.C 4#-6 -3-7 14.D 3 +12-31 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O		2S/FR/PB 792 Sty Description Code OP REF 21 1S/FR/NB 110 132 SF/EP 090 192 OP REF 21 C/PAT 010 372				Schedule Value														
6 Roof Type Gable ✓ 6a Roof/Floor System Wood Joist ✓ 7 Floor Finish Hard Wood ✓ 8 Interior Finish Drywall ✓ Basement Finish None																										
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10 Plumbing Fixtures Baths ✓																										
11 Builtins/Other Features																										
Add/Deduct Total																										
Revaluation Field Card																										
<p style="text-align: center;">WITNESS TO INTERIOR INSPECTION</p> <p>Signature: Rita A. Kargel Date: 10/19/06</p> <p>Comments/Remarks: INT. UPDATED - GOOD COND.</p> <p>NOV 21 2006 RB✓</p>																										
Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Marke															
68	88								Res	R-5																
<table border="1"> <thead> <tr> <th>APPRAISAL</th> <th>Item Count</th> <th>ASSESSMENT</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>1</td> <td>16,670</td> </tr> <tr> <td>Building</td> <td>1</td> <td>54,180</td> </tr> <tr> <td>OutBldgs</td> <td>1</td> <td>5,140</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>75,990</td> </tr> </tbody> </table>												APPRAISAL	Item Count	ASSESSMENT	Land	1	16,670	Building	1	54,180	OutBldgs	1	5,140	TOTAL		75,990
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LAND SUMMARY TOTALS Acres																										

15 1988