

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: 09/08/2015 10:08

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
Other ID: 0645-0010		Locn Suffix		Total					
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#							
GIS ID:									

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.	Code	Assessed Value	
KHAMVONGSAY BOUARON		2313/ 313	10/17/2003	U	I	0	B01	2014	1-1	38,120	2013	1-1	38,120	
KHAMVONGSAY SOULIVANH & BOUARON		1552/ 3	01/27/1995	Q	I	138,000	A	2014	1-3	115,930	2013	1-3	115,930	
GLENNEY IRVIN & BONNIE SUE		1274/ 296	03/27/1990	U	I	150,000	B	2014	1-4	1,240	2013	1-4	1,240	
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

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bdg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value
									165,610	0	1,770	54,450	0
		Total:											

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch

NOTES				
1 TO 2 BATHS 2006 REVAL.DEL 80SF FR/SIID				
2015.				

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	09/04/2015					
47645	11/03/2006	HIT		0		0		Install a wood stove in th	09/10/2005	BJR	07	Measure - Info @ Door		
										JJ	63	Verified		

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

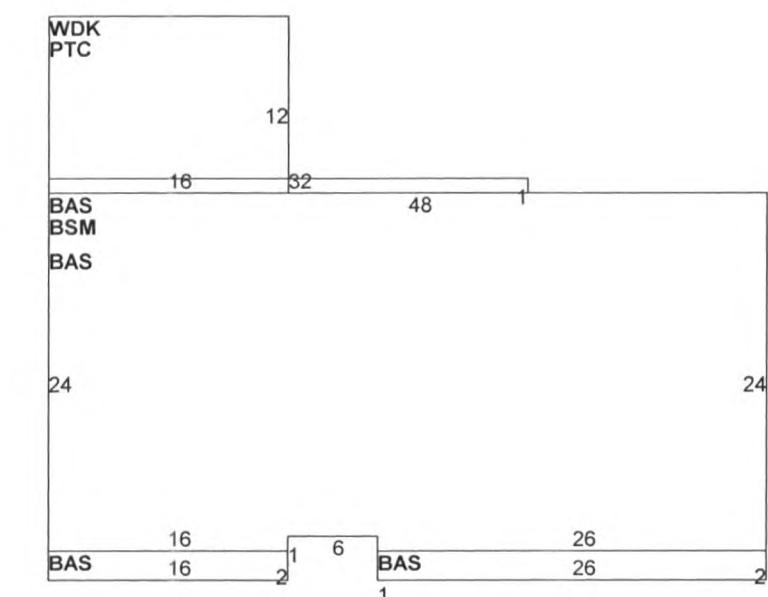
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	08	Raised Ranch	% Attic Fin	0			
Model	01	Residential	Unfin %	0			
Grade	61	1.15	Int vs. Ext	2	Same		
Stories	1.0		Framing	1	Wood Joist		
Occupancy	1		MIXED USE				
Exterior Wall 1	25	Vinyl Siding	Code	Description		Percentage	
Exterior Wall 2			101	One Family		100	
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall	COST/MARKET VALUATION				
Interior Wall 2			Adj. Base Rate:	120.58			
Interior Flr 1	12	Hardwood	Replace Cost	197,149			
Interior Flr 2			AYB	1990			
Heat Fuel	02	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 &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
SHD1	Shed	FR	Frame	L	192	11.50	2011	C	0		80	1,770

## 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
Ttl. Gross Liv/Lease Area:		1,262	2,792	1,635		197,149



Property Location: 10 CALLAHAN LN

MAP ID: 53 / 197 / 1

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	I All	I 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		
<b>SUPPLEMENTAL DATA</b>										VISION
Other ID: 0645-0010	Loen Suffix	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#									
Total	221,830	Total	155,290							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/l	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	2013
KHAMVONGSAY SOULIVANH & BOUARON		1552/ 3	01/27/1995	Q	I	138,000	A	2014	1-3	115,930	2013
GLENNEY IRVIN & BONNIE SUE		1274/ 296	03/27/1990	U	I	150,000	B	2014	1-4	1,240	2013
HARRY JAMES		1098/ 102	01/01/1900	Q	V	0	NC				
GLENNEY IRVIN & BONNIE SUE		1298/ 217		Q	V		NC	Total:		155,290	Total:
										155,290	Total:
											155,290

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.			

**Total:** ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

1 TO 2 BATHS 2006 REVAL.

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	HT		0		0		Install a wood stove in th	9/4/15			BJR	07	

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

Property Location: 10 CALLAHAN LN

Vision ID: 2054

MAP ID: 53 / 197 / 1

Account #2054

Bldg #: 1 of 1

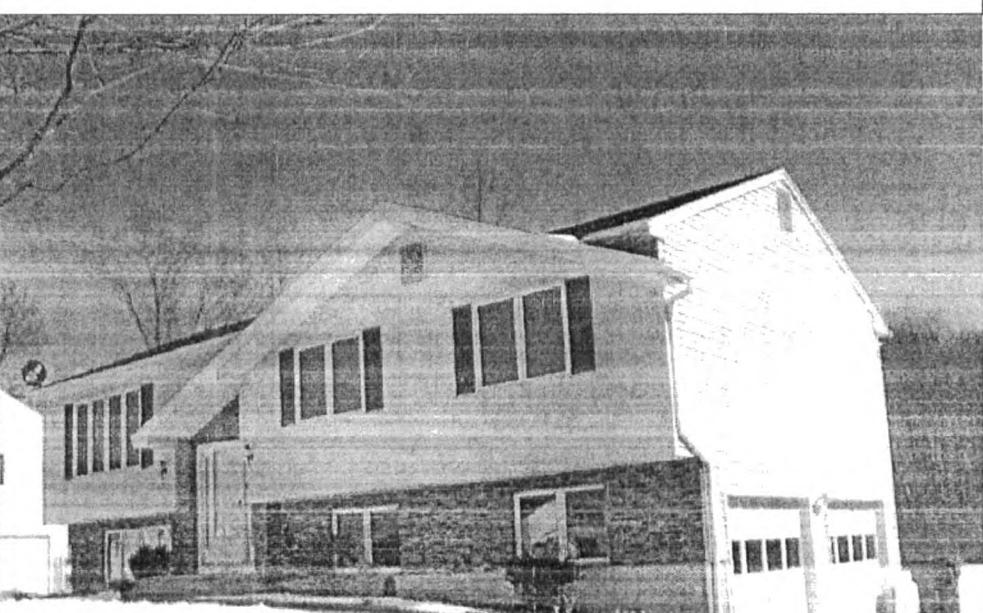
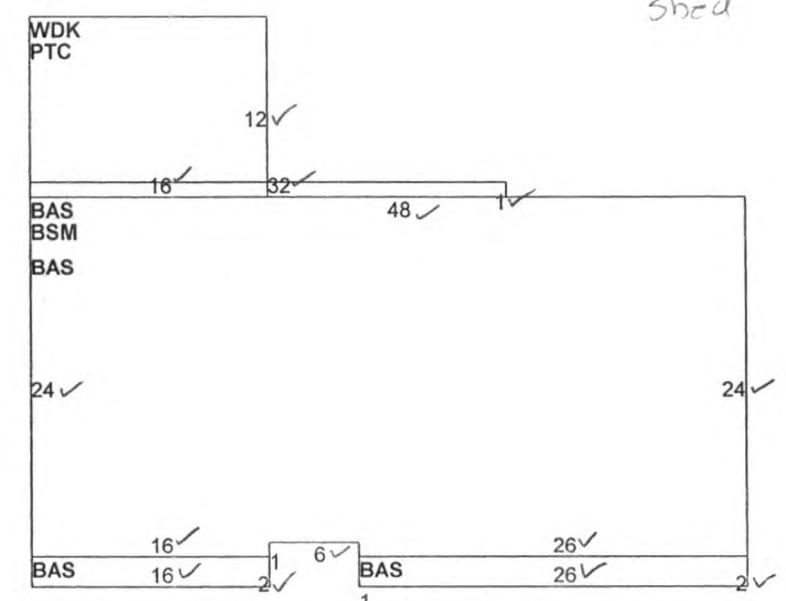
Bldg Name:

Sec #: 1 of

State Use: 101

Print Date: 05/05/2015 09:40

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✓			MIXED USE				
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage	
Exterior Wall 2			Gable✓	101	One Family		100	
Roof Structure	03		Typical Asphalt					
Roof Cover	00		Drywall	COST/MARKET VALUATION				
Interior Wall 1	05			Adj. Base Rate:	120.58			
Interior Wall 2				Replace Cost	197,149			
Interior Flr 1	12		Hardwood✓	AYB	1990			
Interior Flr 2			Other oil	EYB	1995			
Heat Fuel	10		Hot Water✓	Dep Code	A			
Heat Type	05		None✓	Remodel Rating	1992			
AC Type	01			Year Remodeled	1992			
Total Bedrooms	3✓			Dep %	16			
Full Bthrms	2✓			Functional ObsInc				
Half Baths	0			External ObsInc				
Extra Fixtures	0			Cost Trend Factor	1			
Total Rooms	5✓			Condition				
Bath Style	02		Average✓	% Complete				
Kitchen Style	02		Average✓	Overall % Cond	84			
Num Kitchens	1✓			Apprais Val	165,610			
Fireplaces	0			Dep % Ovr	0			
Extra Openings	0			Dep Ovr Comment				
Prefab Fpl(s)	0			Misc Imp Ovr	0			
% Basement	100✓			Misc Imp Ovr Comment				
Bsmt Garage(s)	2✓			Cost to Cure Ovr	0			
% Fin Bsmt	40✓			Cost to Cure Ovr Comment				
% Rec Room	0							
% 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
SHD1	FR/SHELDR SHED✓	FR	Frame✓	L	80	0.00	2011	C
				L	192✓	11.50	2011	C
								0

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

10 Callahan Ln  
Parcel# 2054 sc 0645-0010  
CT 5110  
VCS 0407 Lot 197 Map 53

Acnt 0053423 Zorzi Arnaldo & Myriam (S)  
Vol 2463 10 Callahan Ln  
Page 264 East Hartford CT 06118

57

Property Location and Identification

Owner of Record

1 Type and Use  
Single Family

2 Story Height  
1 Story

3 Design/Style  
Raised Ranch 30.71

4 Foundation/Basement  
Full Basement

5 Fascia  
Metal/Vinyl

5a Common Wall

6 Roof Type  
Gable

6a Roof/Floor System  
Wood Joist

7 Floor Finish  
Hard Wood

8 Interior Finish  
Drywall

Basement Finish  
40% Finished 16.60

9 Heating

Hot Water

9a Air Conditioning

None

10 Plumbing Fixtures

2 Baths 2.62

11 Builtins/Other Features

Add/Deduct Total 49.93

Assessment Change Report

Land 37,130 103

Bldg 70,870 187

OutB

Total 108,000 158

L Vcs 54,000 101

B Vcs 199,000 95

Cls Listed/Vcs \* 01.61

1 TO 2 BATHS 2006 REVAL.

\$/sf 1,720 141.47

Adj Sp

Sale/Sf

Sale/Un

V/M

Frontage	Avg Dep	Dep Fact	Eq Front					
Front Ref	Classification	Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value

100	155	102	102	540	55,080			55,080
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LAND SUMMARY TOTALS

Acres 0.36

55,080

A-Aver 99

54,530

243,390

TOTAL 170,370

T&U	Single Family	Class	01.61	East Hartford	File R 1
BL	1,146	BP	82.99	Connecticut	Card 01 of 01
Perm	146	CF			
Wall Ratio	7.84	ABP	82.99		
Pricing Control Fields		Assessment District			
Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value	
1S/FR/B	49.93	1,146	132.92	152,326	
Sty Description	Code				
1S/FR/OH	080	32	174.11	5,572	
1S/FR/OH	080	52	154.96	8,058	
1S/FR/OH	080	32	174.11	5,572	
WD/CBPA	030	192	42.47	8,155	
BG/2C	A09			2,790	
14. A					
14. B					
14. C					
14. D					
14. E					
14. F					
14. G					
14. H					
14. I					
14. J					
14. K					
14. L					
14. M					
14. N					
14. O					

Assessor Transaction Information 14 Total Schedule Value 182,473

Listed JJ 09/10/2005 COST/MARKET/CORRELATIVES/APPRaised BUILDING

Verified Verified 09/10/2005

Reviewed

Action X 15 Class 01.61 16 Repl Val 209,844

Action Date 10/01/2006 \* REVAL 16a CF ( 1.00) 209,844

Print Date 09/01/2011 11:09 17 Norm Cond R-Normal 92

Version 18.50 (Build 12210) 18a Market R-Avg 98

(c) Copyright 1987-2020, SLH Technology, Inc. 18b Market 19 Accrued 90 20 Appraised 188,860

Additional Owners/Assessment History Year Built 1990

2010 170,370 Zorzi Arnaldo & Myriam Additions 1992

2005 108,000 Zorzi Arnaldo & Myriam Modernized

2003 108,000 Khamvongsay Soulianh & Effective 1990

2000 91,550 Khamvongsay Soulianh &

1994 91,550 Glenney Irvin & Bonnie No# Units 1

1992 53,670 Glenney Irvin & Bonnie No# Rooms 5

1991 53,070 Glenney Irvin & Bonnie No# Bedrooms 3

1990 53,070 Glenney Irvin & Bonnie Utilities All

1989 13,430 Harry James Street Paved Topography Good Total Area 1,720

Res Area 1,720 Non-res Area

DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS

Units	Des	Item	Code	Repl Value	Nrm	Mrk	Accr	Appraised Value
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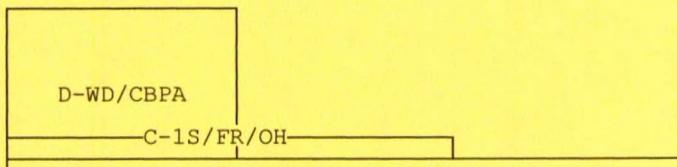
80 FR/shed (viny) REEF

Sale Date Qual Sale Price Vol Page Grantee

09/10/2004 Y 225,000 2463 264 Zorzi Arnaldo & Myriam

01/27/1995 Y 138,000 1552 3 Khamvongsay Soulianh & B

03/27/1990 150,000 1274 296 Glenney Irvin & Bonnie Su



GAMA

Frontage Avg Dep Dep Fact Eq Front  
Front Ref Classification Acres/Units Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market

100	155	102	102	540	55,080			55,080	Res	R-2	540
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									VCS Z/L	100	54,000
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APPRAISAL	Item Count	ASSESSMENT
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54,530	Land	1	38,170
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188,860	Building	1	132,200
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OutBldgs			
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State of Connecticut



# Town of East Hartford

740 Main Street East Hartford, CT 06108 (860) 291-7340

## Application for Building Permit

### RECEIPT

Permit No: B-11-700

Job Location: 10 Callahan Ln

Owner Name: Zorzi Arnaldo &amp; Myriam Phone: (860) 568-7708 Cell Phone:

Address: 10 Callahan Ln East Hartford CT 06118 E-Mail:

Applicant Name: Zorzi Arnaldo &amp; Myriam Phone: (860) 568-7708 Cell Phone:

Address: 10 Callahan Ln East Hartford CT 06118 E-Mail:

Contractor Name: Phone: Cell Phone:

Address: E-Mail:

Contractor Lic. #: Contractor Lic. Expiration:

Building Type: Residential Type of Job: Sheds/Garages

Type of Construction: Number of Stories: 0

Height of Building: 0.00 Number of Dwelling Units: 0

Subcontractors: Contractor Name License No. License Type License Exp.

Work Description: Build 12' x 16' shed.

### Estimated Construction Costs / Permit Fees

Total Project Cost	\$4,200.00	Payment Date	Amount Paid	Check No
Total Permit Fee:	105.00	8/23/2011	105.00	
Total Permit Fee Paid:	\$105.00			

I hereby swear and attest that I will require proof of workers' compensation insurance for every contractor, subcontractor, or other worker before he/she engages in work on the above property in accordance with the Workers' Compensation Act (Chapter 568).

I understand that pursuant to 31-275 C.G.S., officers of a corporation and partners in a partnership may elect to be excluded from coverage by filing a waiver with the appropriate District Office; and that a sole proprietor of a business is not required to have coverage unless he files his intent to accept coverage.

I hereby certify that I am the owner of the property which is the subject of this application or the authorized agent of the property owner and have been authorized to make this application. I understand that when a permit is issued, it is a permit to proceed and grants no right to violate the Connecticut State Building Code or any other code, ordinance or statute, regardless of what might be shown or omitted on the submitted plans and specifications. All information contained within is true and accurate to the best of my knowledge and belief.

All permits approved are subject to inspections performed by a representative of this office. Requests for inspections must be made at least 24 hours in advance.

8/23/2011

Zorzi Arnaldo &amp; Myriam

Date

Applicant Signature

**THIS IS NOT A PERMIT**