

Property Location: 1-3 HIGBIE DR

MAP ID: 58/ / 59/ /

Bldg Name:

State Use: 102

Vision ID: 6348

Account #6348

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 05/05/2015 12:20

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT  <b>VISION</b>									
OBENG KINGSLEY		A Good	I All	I Paved		Description	Code	Appraised Value	Assessed Value										
3 HIGBIE DR						RES LAND	1-1	30,350	21,250										
EAST HARTFORD, CT 06108						DWELLING	1-3	98,130	68,690										
Additional Owners:						RES OUTBL	1-4	6,340	4,440										
SUPPLEMENTAL DATA						Total				134,820	94,380								
Other ID: 2310-0001 Homeowner Cr Census 5112 VCS 0802 # Units 2 Class Res GIS ID:						Locn Suffix Zoning R-3 Res Area 1716 Non Res Area 0 Lot Size .14 ASSOC PID#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
OBENG KINGSLEY		3279/ 77	11/21/2011	Q	I	190,000	A00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
SHEPERD MARLENE R		2051/ 43	01/14/2002	U	I	0	B01	2014	1-1	21,250	2013	1-1	21,250						
KARGUL RITA IRENE		1986/ 48	06/13/2001	U	I	0	B11	2014	1-3	68,690	2013	1-3	68,690						
KARGUL BOLEK & RITA		271/ 441	01/01/1900	Q	V	0	NC	2014	1-4	4,440	2013	1-4	4,440						
Total:								94,380		Total:		94,380							
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:																			
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		APPRAISED VALUE SUMMARY									
0001/A										Appraised Bldg. Value (Card) 98,130									
										Appraised XF (B) Value (Bldg) 0									
										Appraised OB (L) Value (Bldg) 6,340									
										Appraised Land Value (Bldg) 30,350									
										Special Land Value 0									
										Total Appraised Parcel Value 134,820									
										Valuation Method: C									
										Adjustment: 0									
										Net Total Appraised Parcel Value 134,820									
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					
B-11-1075 P-13-20	01/17/2013	RF WH	Roofing Water Heater	5,000 972		0 0		REPL ROOF REPLACE WATER HE	10/19/2006 1/26/16			JJ JP	63 01	Verified 10					
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	102	Two Family	R3		68		0.14 AC	48,641.60	5.2433	3	1.00	08	0.85				1.00		30,350
Total Card Land Units: 0.14 AC Parcel Total Land Area: 0.14 AC															Total Land Value: 30,350				

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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	12		Duplex ✓	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	53		.95	Int vs. Ext	2		Same
Stories	2.0	✓		Framing	1		Wood Joist
Occupancy	2			MIXED USE			
Exterior Wall 1	25		Vinyl Siding ✓	Code	Description		Percentage
Exterior Wall 2				102	Two Family		100
Roof Structure	03		Gable ✓				
Roof Cover	00		Typical ASPH/FLT ✓				
Interior Wall 1	05		Drywall	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		80.95	
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	10		Other GAS	Replace Cost		150,975	
Heat Type	04		Forced Hot Air	AYB		1942	
AC Type	01		None ✓	EYB		1976	
Total Bedrooms	4			Dep Code		A	
Full Bthrms	2			Remodel Rating			
Half Baths	1			Year Remodeled		1985	
Extra Fixtures	0			Dep %		35	
Total Rooms	9			Functional ObsInc			
Bath Style	02		Average	External ObsInc			
Kitchen Style	02		Average	Cost Trend Factor		1	
Num Kitchens	2			Condition			
Fireplaces	0			% Complete			
Extra Openings	0			Overall % Cond		65	
Prefab Fpl(s)	0			Apprais Val		98,130	
% Basement	50			Dep % Ovr		0	
Bsmt Garage(s)				Dep Ovr Comment			
% Fin Bsmt	0			Misc Imp Ovr		0	
% Rec Room	0			Misc Imp Ovr Comment			
% Semi FBM	0			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd
FGR1	FR/SHED Garage	6x8		L	48	0.00	2006				Null
				L	528	20.00	1985	C			60
											0
											6,340

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	924	924	924	80.95	74,799
FEP	Finished Enclosed Porch	0	192	115	48.49	9,309
FOP	Open Porch	0	90	18	16.19	1,457
FUS	Finished Upper Story	792	792	792	80.95	64,114
PBM	Partial Basement	0	792	0	0.00	0
PTC	Concrete Patio	0	324	16	4.00	1,295
Ttl. Gross Liv/Lease Area:		1,716	3,114	1,865		150,975

