

Property Location: 10 CHANDLER ST

Vision ID:2378

Account #2378

MAP ID: 58//82//

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of

State Use: 101

Print Date: 05/05/2015 09:49

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|--|---|--|------------------|------------------|---------------------------------|---------------------|---|------------------------------------|---------------------|---|------------------------------------|---------------------|--------------------|------------------------------------|-------------------|-----------|------------|-----------------|------------|--|--|
| CURRENT OWNER | | TOPO. | UTILITIES | | STRT/ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 6043 EAST HARTFORD, CT | | | | | | | | | | |
| LARSON DAVID M 10 CHANDLER ST EAST HARTFORD, CT 06108 Additional Owners: | | A Good | I All | I Paved | | | | Description | Code | Appraised Value | Assessed Value | | | | | | | | | | | | |
| | | | | | | | | RES LAND DWELLING | 1-1 1-3 | 30,510 95,770 | 21,360 67,040 | | | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | | | | | | | | | | |
| Other ID: 0790-0010 Homeowner Cr Census 5112 VCS 0802 # Units 1 Class Res GIS ID: | | Locn Suffix Zoning R-3 Res Area 1190 Non Res Area 0 Lot Size .15 | | | | | | | | | | | | | | | | | | | | | |
| | | ASSOC PID# | | | | | | Total | | 126,280 | | 88,400 | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | SALE DATE | g/u | w/l | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | | | | | |
| LARSON DAVID M LARSON DAVID M CO TRUSTEE LARSON DAVID M LARSON,RAYMOND E & LOIS P | | | 3357/ 225 3130/ 103 3130/ 101 273/ 419 | 12/26/2012 10/06/2009 10/06/2009 01/01/1900 | U I I Q | I I I V | 0 B01 0 B01 0 B01 0 NC | Yr. 2014 2014 | Code 1-1 1-3 | Assessed Value 21,360 67,040 | Yr. 2013 2013 | Code 1-1 1-3 | Assessed Value 21,360 67,040 | Yr. 2012 2012 | Code 1-1 1-3 | Assessed Value 21,360 67,040 | | | | | | | |
| | | | | | | | | Total: | | 88,400 | | Total: | | 88,400 | | | | | | | | | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | | | | | This signature acknowledges a visit by a Data Collector or Assessor <i>[Signature]</i> | | | | | | | | | | | |
| Year | Type | Description | | Amount | Code | Description | | Number | Amount | Comm. Int. | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| Total: | | | | | | | | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | | | | | | |
| NBHD/ SUB | NBHD Name | | Street Index Name | | Tracing | | Batch | | Appraised Bldg. Value (Card) 95,770 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 30,510 Special Land Value 0 Total Appraised Parcel Value 126,280 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 126,280 | | | | | | | | | | | | | | |
| 0001/A | | | | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | |
| | | | | | | | | | | 10/10/2006 1/13/16 | | | JJ JP | 63 63 | Verified | | | | | | | | |
| | | | | | | | | | | 2/10/16 add | | | | | | | | | | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | | | | | |
| B # | Use Code | Use Description | | Zone | D | Front | Depth | Units | Unit Price | I. Factor | S.A. | C. Factor | ST. Iidx | Adj. | Notes- Adj | | Special Pricing | | S Adj Fact | Adj. Unit Price | Land Value | | |
| | | | | | | | | | | | | | | | | | Spec Use | Spec Calc | | | | | |
| 1 | 101 | One Family | | R3 | D | 79 | | 0.15 AC | 48,641.60 | 4.9193 | 3 | | 1.00 | 08 | 0.85 | | | 1.00 | | 30,510 | | | |
| Total Card Land Units: | | | | | | | | 0.15 AC | Parcel Total Land Area: 0.15 AC | | | | | | | | Total Land Value: | | | | 30,510 | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-------|------------------|---------------------------------|-------------|------------|
| Element | Cd. | Ch. | Element | Cd. | Ch. |
| Style | 01 | Ranch | % Attic Fin | 0 | |
| Model | 01 | Residential | Unfin % | 0 | |
| Grade | 53 | .95 | Int vs. Ext | 2 | Same |
| Stories | 1.0 | | Framing | 1 | Wood Joist |
| Occupancy | 1 | | MIXED USE | | |
| Exterior Wall 1 | 20 | Brick ✓ | Code | Description | |
| Exterior Wall 2 | | | 101 | One Family | |
| Roof Structure | 03 | Gable ✓ | | Percentage | |
| Roof Cover | 00 | Typical ✓ | | 100 | |
| Interior Wall 1 | 03 | Plaster ✓ | COST/MARKET VALUATION | | |
| Interior Wall 2 | | | Adj. Base Rate: | 87.60 | |
| Interior Flr 1 | 12 | Hardwood ✓ | Replace Cost | 147,335 | |
| Interior Flr 2 | | | AYB | 1942 | |
| Heat Fuel | 10 | Other ✓ | EYB | 1976 | |
| Heat Type | 04 | Forced Hot Air ✓ | Dep Code | A | |
| AC Type | 01 | None ✓ | Remodel Rating | | |
| Total Bedrooms | 2 ✓ | | Year Remodeled | 1991 | |
| Full Bthrms | 2 ✓ | | Dep % | 35 | |
| Half Baths | 0 | | Functional ObsInc | | |
| Extra Fixtures | 0 | | External ObsInc | | |
| Total Rooms | 5 ✓ | | Cost Trend Factor | 1 | |
| Bath Style | 03 | Modern ✓ Average | Condition | | |
| Kitchen Style | 03 | Modern ✓ Garage | % Complete | | |
| Num Kitchens | 1 | | Overall % Cond | 65 | |
| Fireplaces | 0 | | Apprais Val | 95,770 | |
| Extra Openings | 0 | | Dep % Ovr | 0 | |
| Prefab Fpl(s) | 0 | | Dep Ovr Comment | | |
| % Basement | 100 ✓ | | Misc Imp Ovr | 0 | |
| Bsmt Garage(s) | | | Misc Imp Ovr Comment | | |
| % Fin Bsmt | 0 | | Cost to Cure Ovr | 0 | |
| % Rec Room | 50 | | 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 |
| MTL/SHED | | 8x10 | | L | 80 | 0.00 | 2006 | | | Null | 0 | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------|--------------|--------------|--------------|-----------|-----------------|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BAS | First Floor | 1,190 | 1,190 | 1,190 | 87.60 | 104,238 |
| BSM | Basement | 0 | 910 | 273 | 26.28 | 23,913 |
| FGR | Garage | 0 | 360 | 180 | 43.80 | 15,767 |
| FOP | Open Porch | 0 | 18 | 4 | 19.47 | 350 |
| WDK | Deck | 0 | 348 | 35 | 8.81 | 3,066 |
| Ttl. Gross Liv/Lease Area: | | 1,190 | 2,826 | 1,682 | | 147,335 |