

Property Location: 10 HERON RD

MAP ID:53//188//

Bldg Name

State Use: 101

Vision ID: 6293

Account #6293

Bldg #: 1 of 1

Spec #: 1 of 1 Card 1 of

Print Date: 08/11/2015 13:27

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CARRASCO PABLO		2365/ 168	02/17/2004	Q	I	152,000	A00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
JOHNKOSKI BRUCE		1687/ 160	07/08/1997	U	I	86,000	B	2014	1-1	35,240	2013	1-1	35,240	2012	1-1	35,240
JOHNKOSKI AUDREY N & EUGENE R SR		1003/ 16	01/01/1900	Q	V	0	NC	2014	1-3	58,790	2013	1-3	58,790	2012	1-3	58,790
JOHNKOSKI,AUDREY N		285/ 530	01/01/1900	Q	V	0	NC									
									Total:	94,020		Total:	94,020		Total:	94,020

EXEMPTIONS

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	84,180
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,180
Appraised Land Value (Bldg)	50,340
Special Land Value	0
Total Appraised Parcel Value	135,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	135,700

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	Appraised AF (S) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)
0001/A					1,180	50,340	

NOTES

NEW WINDOWS, SHEET ROCK, KITCHEN, ETC.

AGE FROM 1954 TO 1957 30001 SKETCH

AGE FROM 1954 TO 1957, 2004. SKETCH REVISION PER 2006 REVAL REL 2006 ED/SHEP

REVISION PER 2006 REVAL.DEL 80SF FI

NOTES	Appraised Land Value (Bldg)	\$5,340
	Special Land Value	0
	Total Appraised Parcel Value	135,700
	Valuation Method:	C
	Adjustment:	0
	Net Total Appraised Parcel Value	135,700

BUILDING PERMIT RECORD

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
46505 119523	11/21/2006 11/04/2003	HT OT		1,875 0		0 0		Replace water heater & NULL	08/05/2015 03/26/2005			CH RG	10 63	Send Callback Letter 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		129		0.40	AC	60,802.00	2.0699	5		1.00	02	1.00			1.00		50,340

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01	Ranch	% Attic Fin	0			
Model	01	Residential	Unfin %	0			
Grade	55	1.00	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:	92.84			
Interior Flr 1	08	Mixed	Replace Cost	129,507			
Interior Flr 2			AYB	1954			
Heat Fuel	10	Other	EYB	1976			
Heat Type	05	Hot Water	Dep Code	A			
AC Type	01	None	Remodel Rating				
Total Bedrooms	3		Year Remodeled	2004			
Full Bthrms	1		Dep %	35			
Half Baths	0		Functional ObsInc				
Extra Fixtures	0		External ObsInc				
Total Rooms	6		Cost Trend Factor	1			
Bath Style	02	Average	Condition				
Kitchen Style	02	Average	% Complete				
Num Kitchens	1		Overall % Cond	65			
Fireplaces	1		Apprais Val	84,180			
Extra Openings	0		Dep % Ovr	0			
Prefab Fpl(s)	0		Dep Ovr Comment				
% Basement	0		Misc Imp Ovr	0			
Bsmt Garage(s)			Misc Imp Ovr Comment				
% Fin Bsmt	0		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	Shed	FR	Frame	L	128	11.50	2015	C	0		80	1,180



Ttl. Gross Liv/Lease Area: 1,338

1,698

1,395

129,507

SHD	3		
CPT	BAS	BAS	38
	6	SLB	
			28
12	10	16	3 FOF 19 2 322

Property Location: 10 HERON RD

Vision ID: 6293

MAP ID: 53// 188//

Account # 6293

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

State Use: 101

Print Date: 05/05/2015 12:19

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				VISION 6043 EAST HARTFORD, CT
CARRASCO PABLO		A Good	I All	1 Paved		Description	Code	Appraised Value	Assessed Value	
10 HERON RD						RES LAND DWELLING	1-1 1-3	50,340 83,980	35,240 58,790	
EAST HARTFORD, CT 06118										
SUPPLEMENTAL DATA					Total	134,320	94,030			
Additional Owners:		Other ID: 2290-0010	Locn Suffix							
Homeowner Cr		Zoning R-2								
Census 5109		Res Area 1338								
VCS 0202		Non Res Area 0								
# Units 1		Lot Size .4								
Class Res		ASSOC PID#								
GIS ID:										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/t	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)			
CARRASCO PABLO		2365/ 168	02/17/2004	Q	I	152,000	A00	Yr. Code	Assessed Value	Yr. Code	Assessed Value
JOHNKOSKI BRUCE		1687/ 160	07/08/1997	U	I	86,000	B	2014 1-1	35,240	2013 1-1	35,240
JOHNKOSKI AUDREY N & EUGENE R SR		1003/ 16	01/01/1900	Q	V	0	NC	2014 1-3	58,790	2013 1-3	58,790
JOHNKOSKI,AUDREY N		285/ 530	01/01/1900	Q	V	0	NC				
								Total:	94,030	Total:	94,030
											Total: 94,030

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Yr.	Code	Assessed Value

ASSESSING NEIGHBORHOOD

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

NOTES

NEW WINDOWS, SHEET ROCK, KITCHEN, EFF

delete sheet
add sheet

AGE FROM 1954 TO 1957, 2004. SKETCH

REVISION PER 2006 REVAL.

electrical upgrade

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	83,980
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	50,340
Special Land Value	0
Total Appraised Parcel Value	134,320
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	134,320

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	
46505 119523	11/21/2006 11/04/2003	HIT OT		1,875 0		0 0		Replace water heater & NULL	03/26/2005 8/5/15			RG CH/OL	63	Verified	

LAND LINE VALUATION SECTION										VISIT/CHANGE HISTORY								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj				
														Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	One Family	R2	D	129		0.40	AC	60,802.00	2.0699	5	1.00	02	1.00			1.00	50,340

Total Card Land Units: 4.00 AC

Parcel Total Land Area: 0.4 AC

Total Land Value: 50,340

Property Location: 10 HERON RD

Vision ID: 6293

MAP ID: 53 / 188 / 1

Account #6293

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 101

Print Date: 05/05/2015 12:19

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
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Style	01		Ranch	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	55		1.00	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	00		Typical asphalt				
Interior Wall 1	05		Drywall	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:	93.02		
Interior Flr 1	08		Mixed	Replace Cost	129,204		
Interior Flr 2				AYB	1954		
Heat Fuel	10		Other	EYB	1976		
Heat Type	05		Hot Water	Dep Code	A		
AC Type	01		None	Remodel Rating			
Total Bedrooms	3			Year Remodeled	2004		
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Half Baths	0			Functional ObsInc			
Extra Fixtures	0			External ObsInc			
Total Rooms	6			Cost Trend Factor	1		
Bath Style	02		Average	Condition			
Kitchen Style	02		Average	% Complete			
Num Kitchens	1			Overall % Cond	65		
Fireplaces	1			Apprais Val	83,980		
Extra Openings	0			Dep % Ovr	0		
Prefab Fpl(s)	0			Dep Ovr Comment			
% Basement	0			Misc Imp Ovr	0		
Bsmt Garage(s)				Misc Imp Ovr Comment			
% Fin Bsmt	0			Cost to Cure Ovr	0		
% Rec Room	0			Cost to Cure Ovr Comment			
% Semi FBM	0						

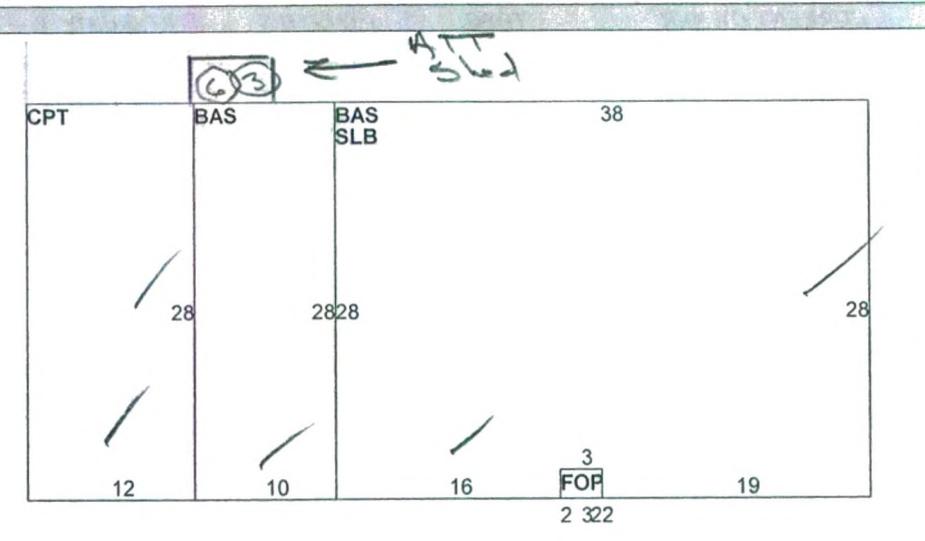
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FR/SHEL	FR SHED			1	80	0.00	2006			Null	0	

FR SHED

128

2010



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,338	1,338	1,338	93.02	124,460
CPT	Carport	0	336	50	13.84	4,651
FOP	Open Porch	0	6	1	15.50	93
SLB	Slab	0	1,058	0	0.00	0