

Property Location: 1-3 LYNN ST

MAP ID: 13 // 147 //

Bldg Name:

State Use: 102

Vision ID: 8418

Account #8418

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 05/05/2015 16:03

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT	
KISELICA MICHAEL & ELIZABETH A		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value		
3 LYNN ST EAST HARTFORD, CT 06108 Additional Owners:											
<b>SUPPLEMENTAL DATA</b>											
Other ID: 3120-0001 Homeowner Cr Census 5102 VCS 1902 # Units 2 Class Res GIS ID:											
Locn Suffix Zoning R-4 Res Area 3059.875 Non Res Area 0 Lot Size .19 ASSOC PID#											
<b>Total</b> 177,880 124,520											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
KISELICA MICHAEL & ELIZABETH A		3523/205	03/23/2015	U	I	0	B01	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
KISELICA MICHAEL & ELIZABETH A		3494/224	09/30/2014	U	I	0	B01	2014	1-1	25,650	2013	1-1	25,650
KISELICA CHRISTOPHER & KAREN &		3494/222	09/30/2014	U	I	0	B01	2014	1-3	98,870	2013	1-3	98,870
ANNA V KISELICA TRUST		3156/216	02/04/2010	U	I	0	B10						
KISELICA ANNA EST OF		2926/339	07/26/2007	U	I	0	B11						
KISELICA ANNA VERIB		1989/ 15	06/25/2001	U	I	0	B11						
<b>Total:</b> 124,520								<b>Total:</b> 124,520					

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	
									141,240	0	0	36,640	0	

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

NOTES										
YEAR BUILT: CIRCA 1905.										
<b>COMPLETE</b>										
JUN 21 2016										
<b>CAMA</b>										
0										
Net Total Appraised Parcel Value										
177,880										

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	
49872	08/28/2007	PL		985		0		Gas water heater replace	09/21/2006			JJ	63	Verified	
48413	02/22/2007	HT		2,100		0		Install 275-gallon oil tan	9/1/2016			NO	01	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	
														Spec Use	Spec Calc					
1	102	Two Family	R4	83			0.19	AC	60,802.00	3.9643	5		1.00	19	0.80			1.00		36,640
Total Card Land Units:											0.19	AC	Parcel Total Land Area: 0.19 AC				Total Land Value:		36,640	

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Multi Family	% Attic Fin	50		
Model	01		Residential	Unfin %	0		
Grade	55		1.00	Int vs. Ext	2		Same
Stories	2.0			Framing	1		Wood Joist
Occupancy	2			<b>MIXED USE</b>			
Exterior Wall 1	08		Wood <i>Alpha 1/2</i>	Code	Description		Percentage
Exterior Wall 2				102	Two Family		100
Roof Structure	08		Drmrs/Ex Gable <i>Alpha 1/2</i>				
Roof Cover	00		Typical <i>Alpha 1/2</i>	<b>COST/MARKET VALUATION</b>			
Interior Wall 1	03		Plaster	Adj. Base Rate:	61.17		
Interior Wall 2				Replace Cost	217,291		
Interior Flr 1	08		Mixed	AYB	1905		
Interior Flr 2				EYB	1976		
Heat Fuel	10		Other <i>O/I</i>	Dep Code	A		
Heat Type	05		Hot Water	Remodel Rating			
AC Type	06		Partial ✓	Year Remodeled			
Total Bedrooms	4			Dep %	35		
Full Bthrms	2			Functional Obslnc			
Half Baths	0			External Obslnc			
Extra Fixtures	0			Cost Trend Factor	1		
Total Rooms	10			Condition			
Bath Style	03		Modern	% Complete			
Kitchen Style	01		Old Style	Overall % Cond	65		
Num Kitchens	2			Apprais Val	141,240		
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)				Cost to Cure Ovr	0		
% Fin Bsmt	0			Cost to Cure Ovr Comment			
% Rec Room	0						
% Semi FRM	0						

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

## **BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,345	1,345	1,345	61.17	82,2
BSM	Basement	0	1,345	404	18.38	24,7
ENP	Enclosed Porch	0	30	12	24.47	7
FAE	Finished 25%	336	1,345	336	15.28	20,5
FOP	Open Porch	0	552	110	12.19	6,7
FUS	Finished Upper Story	1,345	1,345	1,345	61.17	82,2

