

Property Location: 10 KING CT

Vision ID: 7484 - -

Account # 7484

MAP ID: 10 / 141 /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of

1 Card 1 of 1

State Use: 104

Print Date: 08/12/2014 11:15

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT										
GOODWIN COLLEGE KING COURT		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value											
ONE RIVERSIDE DR						RES LAND	1-1	40,950	28,670	VISION										
EAST HARTFORD, CT 06118						DWELLING	1-3	146,621	102,630											
Additional Owners:		SUPPLEMENTAL DATA				Total				187,571	131,300									
Other ID: 2770-0010		Locn Suffix																		
Homeowner Cr		Zoning R-4																		
Census 5106		Res Area 3300																		
VCS 1603		Non Res Area 0																		
# Units 4		Lot Size .44																		
Class RES		ASSOC PID#																		
GIS ID:																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/t	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
GOODWIN COLLEGE KING COURT LLC		3482/ 49	07/31/2014	U	1	3,200,000	B25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value							
HOUSING AUTHORITY/TOWN OF E HTFD		169/ 454	05/18/1950	U	1	0	B	2013	11	28,670	2012	11	28,670							
HOUSING AUTHORITY/TOWN OF E HTFD		1/ 1	01/01/1900	Q	V	0	NC	2013	13	102,420	2012	13	102,420							
								Total:		131,090	Total:		131,090							
								Total:		131,090	Total:		131,090							
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:																				
ASSESSING NEIGHBORHOOD																				
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch												
0001/A																				
NOTES																				
C TO B COND, ADD 112 SF OP 2006 REVAL.																				
2013 BAA V/L EXEMPT TO TAXABLE 7/31/14																				
SALE INCL 35 PARCELS ON KING COURT.																				
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						
									01/06/2006			JJ	62	Estimated						
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	104	Four Family	R4		127		0.44 AC	60,802.00	1.9131	5	1.00	16	0.80				1.00		40,950	
Total Card Land Units:							0.44 AC	Parcel Total Land Area: 0.44 AC							Total Land Value:					40,950

Property Location: 10 KING CT

MAP ID: 10/ / 141/ /

Bldg Name:

State Use: 104

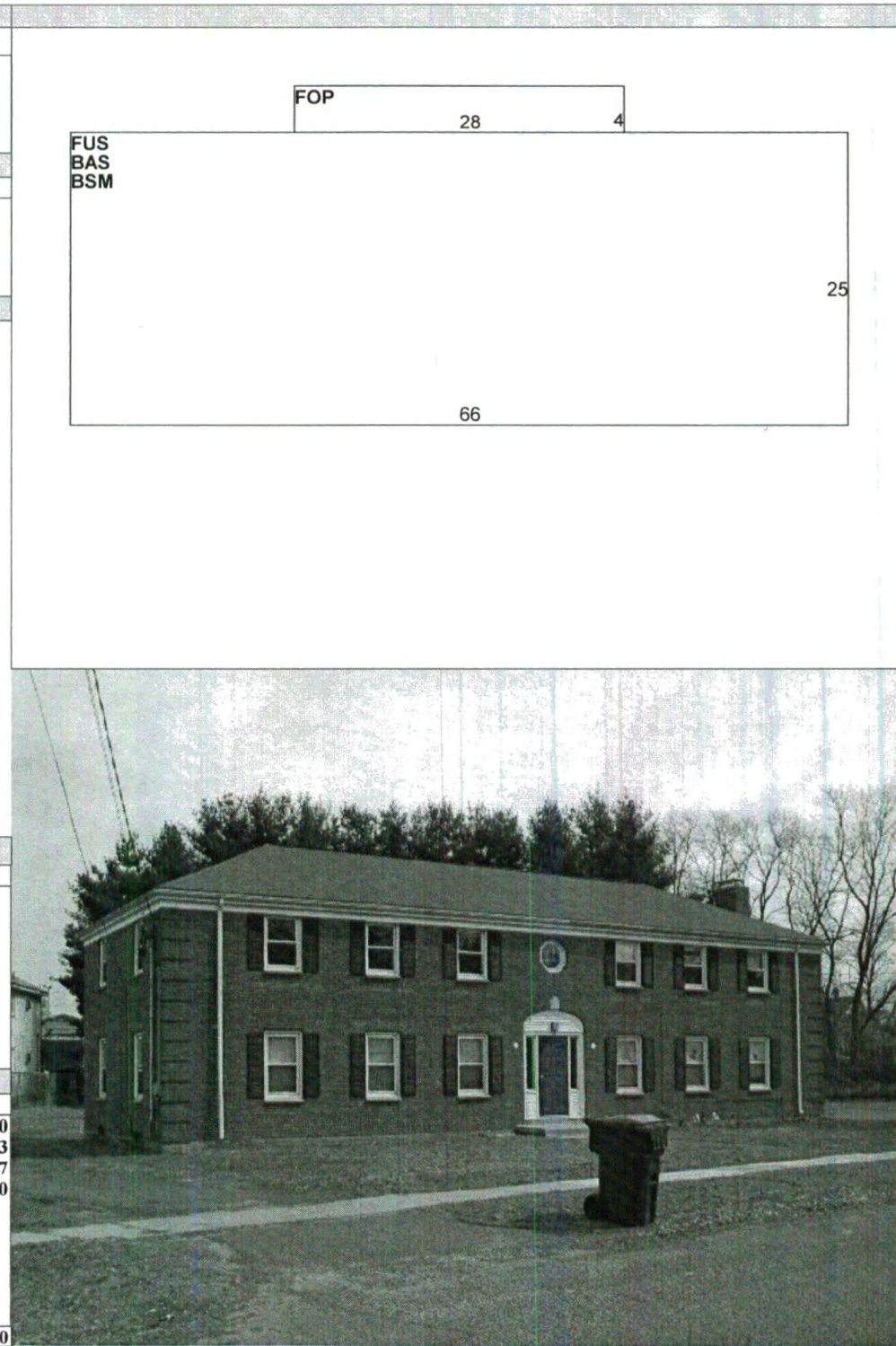
Vision ID: 7484

Account #7484

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

Print Date: 08/12/2014 11:15

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)												
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description									
Style	11		Multi Family	% Attic Fin	0											
Model	01		Residential	Unfin %	0											
Grade	53		.95	Int vs. Ext	2		Same									
Stories	2.0			Framing	1		Wood Joist									
Occupancy	4			MIXED USE												
Exterior Wall 1	20		Brick	Code	Description		Percentage									
Exterior Wall 2				104	Four Family		100									
Roof Structure	04		Hip	COST/MARKET VALUATION												
Roof Cover	00		Typical	Adj. Base Rate:			58.98									
Interior Wall 1	05		Drywall	Replace Cost			225,110									
Interior Wall 2				AYB			1950									
Interior Flr 1	12		Hardwood	EYB			1976									
Interior Flr 2				Dep Code			A									
Heat Fuel	10		Other	Remodel Rating												
Heat Type	05		Hot Water	Year Remodeled												
AC Type	01		None	Dep %			35									
Total Bedrooms	8			Functional ObsInc												
Full Bthrms	4			External ObsInc												
Half Baths	0			Cost Trend Factor			1									
Extra Fixtures	0			Condition												
Total Rooms	16			% Complete												
Bath Style	02		Average	Overall % Cond			65									
Kitchen Style	02		Average	Apprais Val			146,320									
Num Kitchens	4			Dep % Ovr			0									
Fireplaces	0			Dep Ovr Comment												
Extra Openings	0			Misc Imp Ovr			0									
Prefab Fpl(s)	0			Misc Imp Ovr Comment												
% Basement	100			Cost to Cure Ovr			0									
Bsmt Garage(s)				Cost to Cure Ovr Comment												
% Fin Bsmt	0			OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
% Rec Room	0			Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
% Semi FBM	0															
BUILDING SUB-AREA SUMMARY SECTION																
Code	Description		Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec.	Value								
BAS	First Floor		1,650	1,650	1,650	58.98		97,310								
BSM	Basement		0	1,650	495	17.69		29,193								
FOP	Open Porch		0	112	22	11.58		1,297								
FUS	Finished Upper Story		1,650	1,650	1,650	58.98		97,310								
Ttl. Gross Liv/Lease Area:			3,300	5,062	3,817			225,110								



Property Location: 10 KING CT

Vision ID: 7484

MAP ID: 10/ / 141/ /

Bldg Name:

State Use: 901

Account #7484

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 08/12/2014 09:37

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT									
GOODWIN COLLEGE KING COURT		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value										
ONE RIVERSIDE DR						EX RES LN	11	40,950	28,670	VISION									
EAST HARTFORD, CT 06118						EX RS DWL	13	146,621	102,630										
Additional Owners:		SUPPLEMENTAL DATA				Total				187,571	131,300								
Other ID: 2770-0010		Locn Suffix																	
Homeowner Cr		Zoning R-4																	
Census 5106		Res Area 3300																	
VCS 1603		Non Res Area 0																	
# Units 4		Lot Size .44																	
Class Exempt Res		ASSOC PID#																	
GIS ID:																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
GOODWIN COLLEGE KING COURT LLC		3482/ 49	07/31/2014	U	1	3,200,000	B25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
HOUSING AUTHORITY/TOWN OF E HTFD		169/ 454	05/18/1950	U	1	0	B	2013	11	28,670	2012	11	28,670						
HOUSING AUTHORITY/TOWN OF E HTFD		1/ 1	01/01/1900	Q	V	0	NC	2013	13	102,420	2012	13	102,420						
								Total:	131,090	Total:	131,090	Total:	131,090						
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:																			
ASSESSING NEIGHBORHOOD																			
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A																			
NOTES																			
C TO B COND, ADD 112 SF OP 2006 REVAL.																			
2013 BAA V/L 7/31/14 SALE INCLUDES 35																			
PARCELS ON KING COURT.																			
BUILDING PERMIT RECORD																			
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	Cd.	Purpose/Result					
									01/06/2006			JJ	62	Estimated					
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	901	Exempt Res	R4		127		0.44	AC	60,802.00	1.9131	5		1.00	16	0.80		1.00		40,950
		104																	
Total Card Land Units:			0.44		AC		Parcel Total Land Area:			0.44		AC		Total Land Value:			40,950		

Property Location: 10 KING CT

MAP ID: 10/ / 141/ /

Bldg Name:

State Use: 901

Vision ID: 7484

Account # 7484

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 08/12/2014 09:37

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Multi Family	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	53		.95	Int vs. Ext	2		Same
Stories	2.0			Framing	1		Wood Joist
Occupancy	4			MIXED USE			
Exterior Wall 1	20		Brick	Code	Description		Percentage
Exterior Wall 2				901	Exempt Res		100
Roof Structure	04		Hip	COST/MARKET VALUATION			
Roof Cover	00		Typical	Adj. Base Rate:		58.98	
Interior Wall 1	05		Drywall	Replace Cost		225,110	
Interior Wall 2				AYB		1950	
Interior Flr 1	12		Hardwood	EYB		1976	
Interior Flr 2				Dep Code		A	
Heat Fuel	10		Other	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	01		None	Dep %		35	
Total Bedrooms	8			Functional Obslnc			
Full Bthrms	4			External Obslnc			
Half Baths	0			Cost Trend Factor		1	
Extra Fixtures	0			Condition			
Total Rooms	16			% Complete			
Bath Style	02		Average	Overall % Cond		65	
Kitchen Style	02		Average	Apprais Val		146,320	
Num Kitchens	4			Dep % Ovr		0	
Fireplaces	0			Dep Ovr Comment			
Extra Openings	0			Misc Imp Ovr		0	
Prefab Fpl(s)	0			Misc Imp Ovr Comment			
% Basement	100			Cost to Cure Ovr		0	
Bsmt Garage(s)				Cost to Cure Ovr Comment			
% Fin Bsmt	0						
% 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	Dp Rt	Cnd	%Cnd

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,650	1,650	1,650	58.98	97,310	
BSM	Basement	0	1,650	495	17.69	29,193	
FOP	Open Porch	0	112	22	11.58	1,297	
FUS	Finished Upper Story	1,650	1,650	1,650	58.98	97,310	
Ttl. Gross Liv/Lease Area:		3,300	5,062	3,817		225,110	

FOP		28	4
FUS			
BAS			
BSM			
		66	
		25	



Property Location: 10 KING CT

MAP ID: 10/ / 141/ /

Bldg Name:

State Use: 104

Vision ID: 7484

Account # 7484

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 12/15/2015 09:45

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT													
GOODWIN COLLEGE KING COURT		A Good	I All	I Paved		Description	Code	Appraised Value	Assessed Value										
ONE RIVERSIDE DR						RES LAND	1-1	40,950	28,670	6043 EAST HARTFORD, CT									
EAST HARTFORD, CT 06118						DWELLING	1-3	59,771	41,835										
Additional Owners:		SUPPLEMENTAL DATA				VISION													
Other ID: 2770-0010		Loen Suffix																	
Homeowner Cr		Zoning R-4																	
Census 5106		Res Area 3300																	
VCS 1603		Non Res Area 0																	
# Units 4		Lot Size .44																	
Class RES		ASSOC PID#																	
GIS ID:																			
Total						100,721 70,505													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
GOODWIN COLLEGE KING COURT LLC		3482/ 49	07/31/2014	U	I	3,200,000	B25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
HOUSING AUTHORITY/TOWN OF E HTFD		169/ 454	05/18/1950	U	I	0	B	2014	1-1	28,670	2013	11	28,670	2012	11	28,670			
HOUSING AUTHORITY/TOWN OF E HTFD		1/ 1	01/01/1900	Q	V	0	NC	2014	1-3	102,630	2013	13	102,420	2012	13	102,420			
Total:										131,300	Total:		131,090	Total:		131,090			
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:																			
ASSESSING NEIGHBORHOOD																			
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A																			
NOTES																			
C TO B COND, ADD 112 SF OP 2006 REVAL.																			
2013 BAA V/L EXEMPT TO TAXABLE 7/31/14																			
SALE INCL 35 PARCELS ON KING COURT. BAA																			
N/C 2014.STIP JUDGMENT 2013-2015.																			
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					
									01/06/2006			JJ	62	Estimated					
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	104	Four Family	R4		127		0.44 AC	60,802.00	1.9131	5		1.00	16	0.80			1.00		40,950
Total Card Land Units: 0.44 AC Parcel Total Land Area: 0.44 AC																Total Land Value: 40,950			

Property Location: 10 KING CT

MAP ID: 10/ / 141/ /

Bldg Name:

State Use: 104

Vision ID: 7484

Account #7484

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 12/15/2015 09:45

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	11		Multi Family	% Attic Fin	0							
Model	01		Residential	Unfin %	0							
Grade	53	.95		Int vs. Ext	2		Same					
Stories	2.0			Framing	1		Wood Joist					
Occupancy	4			MIXED USE								
Exterior Wall 1	20		Brick	Code	Description		Percentage					
Exterior Wall 2				104	Four Family		100					
Roof Structure	04		Hip									
Roof Cover	00		Typical									
Interior Wall 1	05		Drywall									
Interior Wall 2				COST/MARKET VALUATION								
Interior Flr 1	12		Hardwood	Adj. Base Rate:		58.98						
Interior Flr 2												
Heat Fuel	10		Other	Replace Cost		225,110						
Heat Type	05		Hot Water	AYB		1950						
AC Type	01		None	EYB		1976						
Total Bedrooms	8			Dep Code		A						
Full Bthrms	4			Remodel Rating								
Half Baths	0			Year Remodeled								
Extra Fixtures	0			Dep %		35						
Total Rooms	16			Functional ObsInc								
Bath Style	02		Average	External ObsInc								
Kitchen Style	02		Average	Cost Trend Factor		1						
Num Kitchens	4			Condition								
Fireplaces	0			% Complete								
Extra Openings	0			Overall % Cond		65						
Prefab Fpl(s)	0			Apprais Val		146,320						
% Basement	100			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 Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

FOP

28

4

FUS
BAS
BSM

25

66



Property Location: 10 KING CT
Vision ID: 7484

MAP ID: 10/ / 141/ /

Bldg Name:

State Use: 104

Account #7484

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 03/20/2015 13:59

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION									
GOODWIN COLLEGE KING COURT		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value										
ONE RIVERSIDE DR						RES LAND	1-1	40,950	28,670										
EAST HARTFORD, CT 06118						DWELLING	1-3	146,621	102,630										
Additional Owners:		SUPPLEMENTAL DATA				Total				187,571	131,300								
Other ID: 2770-0010		Loen Suffix																	
Homeowner Cr		Zoning R-4																	
Census 5106		Res Area 3300																	
VCS 1603		Non Res Area 0																	
# Units 4		Lot Size .44																	
Class RES		ASSOC PID#																	
GIS ID:																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
GOODWIN COLLEGE KING COURT LLC		3482/ 49	07/31/2014	U	I	3,200,000	B25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
HOUSING AUTHORITY/TOWN OF E HTFD		169/ 454	05/18/1950	U	I	0	B	2014	1-1	28,670	2013	11	28,670						
HOUSING AUTHORITY/TOWN OF E HTFD		1/ 1	01/01/1900	Q	V	0	NC	2014	1-3	102,630	2013	13	102,420						
								Total:	131,300	Total:	131,090	Total:	131,090						
EXEMPTIONS		OTHER ASSESSMENTS																	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor										
Total:																			
ASSESSING NEIGHBORHOOD																			
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A																			
NOTES																			
C TO B COND, ADD 112 SF OP 2006 REVAL.																			
2013 BAA V/I. EXEMPT TO TAXABLE 7/31/14																			
SALE INCL 35 PARCELS ON KING COURT. BAA																			
N/C 2014.																			
BUILDING PERMIT RECORD																			
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	Cd.	Purpose/Result					
									01/06/2006			JJ	62	Estimated					
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	104	Four Family	R4		127		0.44	AC	60,802.00	1.9131	5		1.00	16	0.80		1.00		40,950
Total Card Land Units: 0.44 AC														Parcel Total Land Area: 0.44 AC		Total Land Value: 40,950			

Property Location: 10 KING CT

MAP ID: 10/ / 141/ /

Bldg Name:

State Use: 104

Vision ID: 7484

Account #7484

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 03/20/2015 13:59

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Multi Family	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	53		.95	Int vs. Ext	2		Same
Stories	2.0			Framing	1		Wood Joist
Occupancy	4			MIXED USE			
Exterior Wall 1	20		Brick	Code	Description		Percentage
Exterior Wall 2				104	Four Family		100
Roof Structure	04		Hip	COST/MARKET VALUATION			
Roof Cover	00		Typical				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:		58.98	
Interior Flr 2							
Heat Fuel	10		Other	Replace Cost		225,110	
Heat Type	05		Hot Water	AYB		1950	
AC Type	01		None	EYB		1976	
Total Bedrooms	8			Dep Code		A	
Full Bthrms	4			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		35	
Total Rooms	16			Functional ObsInc			
Bath Style	02		Average	External ObsInc			
Kitchen Style	02		Average	Cost Trend Factor		1	
Num Kitchens	4			Condition			
Fireplaces	0			% Complete			
Extra Openings	0			Overall % Cond		65	
Prefab Fpl(s)	0			Apprais Val		146,320	
% Basement	100			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			

FOP

28

4

FUS
BAS
BSM

25

66

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,650	1,650	1,650	58.98	97,310
BSM	Basement	0	1,650	495	17.69	29,193
FOP	Open Porch	0	112	22	11.58	1,297
FUS	Finished Upper Story	1,650	1,650	1,650	58.98	97,310

Ttl. Gross Liv/Lease Area: 3,300 5,062 3,817 225,110

