

Property Location: 1 HIGH ST

MAP ID: 20 / 18 /

Bldg Name:

State Use: 102

Vision ID: 6422

Account #6422

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 05/05/2015 12:22

CURRENT OWNER		TOPO.		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				
CAMPUS REALTY LLC		A Good		1 All		1 Paved				Description	Code	Appraised Value	Assessed Value	
1 RIVERSIDE DRIVE										RES LAND DWELLING	1-1 1-3	42,060 133,250	29,440 93,280	
EAST HARTFORD, CT 06118														
SUPPLEMENTAL DATA												Total	175,310	122,720
Other ID: 2340-0001						Locn Suffix								
Homeowner Cr						Zoning	B-2							
Census	5108					Res Area	2792							
VCS	1409					Non Res Area	0							
# Units	3					Lot Size	.23							
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)						
CAMPUS REALTY LLC		3263/ 308	09/01/2011	U	I	160,000	B00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
ONE HIGH STREET L L C		2688/ 219	01/13/2006	U	I	0	B03	2014	1-1	29,440	2013	1-1	29,440	
VIGGIANO JOSEPH M		2660/ 52	11/10/2005	Q	I	5,000	A00	2014	1-3	93,280	2013	1-3	93,280	
VIGGIANO YOLANDA		2660/ 51	11/10/2005	U	I	16,000	B01							
VIGGIANO YOLANDA & JOSEPH		2660/ 50	11/10/2005	U	I	0	B11							
VIGGIANO FRED J EST OF		2555/ 220	04/18/2005	U	I	0	B11	Total:		122,720	Total:	122,720	Total:	122,720

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

ASSESSING NEIGHBORHOOD								NOTES						
NBHD/SUB	NBHD Name		Street Index Name		Tracing		Batch		APPRaised VALUE SUMMARY					
0001/A									Appraised Bldg. Value (Card)					133,250
2 TO 3 FAMILY, SKETCH REVISION REVAL 201									Appraised XF (B) Value (Bldg)					0
1.									Appraised OB (L) Value (Bldg)					0
									Appraised Land Value (Bldg)					42,060
									Special Land Value					0
									Total Appraised Parcel Value					175,310
									Valuation Method:					C
									Adjustment:					0
									Net Total Appraised Parcel Value					175,310

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
										09/21/2011	3	3	JW	00	Measure & Listed
										11/07/2005	GD	62	HD	01	Estimated
										5/31/2016					10

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Ix	Adj.	Notes- Adj		Special Pricing	S Adj Fact	Adj. Unit Price	Land Value		
1	102	Two Family	B2	74			0.23 AC	60,802.00	3.3416	5		1.00	14	0.90			1.00			42,060	
Total Card Land Units:								0.23 AC	Parcel Total Land Area:		0.23 AC									Total Land Value:	42,060

State Use: 102

Print Date: 05/05/2015 12:22

6043

EAST HARTFORD, CT

VISION

This signature acknowledges a visit by a Data Collector or Assessor

## APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 133,250  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 42,060  
 Special Land Value 0

Total Appraised Parcel Value 175,310  
 Valuation Method: C

Adjustment: 0

Net Total Appraised Parcel Value 175,310

GAMA

175,310

C

JUN 28 2016

COMPLETE

**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	55		1.00	Int vs. Ext	2		Same
Stories	2.5			Framing	1		Wood Joist
Occupancy	2			<b>MIXED USE</b>			
Exterior Wall 1	08		Wood <i>Shingles</i>	Code	Description		Percentage
Exterior Wall 2				102	Two Family		100
Roof Structure	07		Gambrel <i>Gab/8</i>				
Roof Cover	03		Asphalt				
Interior Wall 1	03		Plaster	<b>COST/MARKET VALUATION</b>			
Interior Wall 2				Adj. Base Rate:	64.53		
Interior Flr 1	12		Hardwood	Replace Cost	205,007		
Interior Flr 2				AYB	1928		
Heat Fuel	04		Electric	EYB	1976		
Heat Type	07		Elec Baseboard	Dep Code	A		
AC Type	01		None ✓	Remodel Rating			
Total Bedrooms	5			Year Remodeled	1989		
Full Bthrms	3			Dep %	35		
Half Baths	0			Functional ObsInc			
Extra Fixtures	0			External ObsInc			
Total Rooms	10			Cost Trend Factor	1		
Bath Style	02		Average	Condition			
Kitchen Style	02		Average	% Complete			
Num Kitchens	2			Overall % Cond	65		
Fireplaces	1			Apprais Val	133,250		
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	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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	960	960	960	64.53	61,947
BSM	Basement	0	960	288	19.36	18,584
ENP	Enclosed Porch	0	180	72	25.81	4,646
FHS	Finished 75%	648	864	648	48.40	41,814
FOP	Open Porch	0	36	7	12.55	452
FUS	Finished Upper Story	1,184	1,184	1,184	64.53	76,402
WDK	Deck	0	180	18	6.45	1,162

Ttl. Gross Liv/Lease Area: 2,792 4,364 3,177 205,007

