



TOWN OF EAST HARTFORD
OFFICE OF THE ASSESSOR

August 5, 2021

Data Verification Letter

RECEIVED AUG 23 2021

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HENRY DONOVAN & VIVIENNE
10-12 ECHO LANE
EAST HARTFORD CT 06108



You may return the form by **Mail** to
Municipal Valuation Services,
23 Sherman Street, Fairfield, CT 06824.

Fax form back to (203) 259-9501

OR

Respond by email to:
EastHartfordReval@munival.com

REVALUATION 2021 DATA VERIFICATION FORM

Parcel ID: 3945

Location of Property: 10-12 ECHO LN

Please review the information listed below and make any necessary
corrections directly on the form, sign the form and return it within
10 business days of receipt.

If you respond by email, please
reference your **parcel ID number**, and
state the necessary corrections in the
body of the email or include a copy of
both sides of the form as an
attachment.

Changes **CANNOT** be made over the telephone as a signed form is required for our records.

If there are no corrections, please check off the box at the bottom of this form and return it **within 10 business days**.

Year Built:	1975	Central Air:	None
Style:	Duplex	Total Rooms:	12
Roof Cover:	Asphalt	Kitchen/s:	2
Exterior Wall:	Vinyl Siding	Bedrooms:	6
Interior Wall:	Drywall	Bathrooms:	2:2
Interior Flooring:	Hardwood	Finished Lower Level (Percentage Complete):	N/A
Heat Fuel:	Gas	Semi-Finished Basement (Percentage Complete):	N/A
Heat System:	Hot Water	Rec Room (Percentage Complete):	Yes (50)
No. of Fireplaces, Extra Openings:	None:	Garage:	NO
Additional Information:		Inground Pool:	NO

NO CORRECTIONS



Signature: D. HENLY Date: 8-15-2021 Phone: 860 978 9464 Email: dredondan175@gmail.com

If the form is not returned, it will be considered a refusal to provide information for the 2021 revaluation.

Property Characteristics Explanations

Year Built:	The year the primary portion of the house was constructed
Style:	General description of the design of the home (e.g., ranch, split level, cape, etc.)
Roof Cover:	Predominant type of roof material used on the roof (asphalt shingle, slate, wood shingle, etc.)
Exterior Wall:	Predominant type of siding on exterior walls (wood, brick, vinyl, etc.)
Interior Wall:	Predominant wall covering materials for finished areas
Interior Floor:	Predominant floor covering materials for finished areas
Heat Fuel:	Typical choices include gas, oil, electric, geothermal, solar, etc.
Heat System:	References the primary central heat source for the home
Fireplaces:	Indicates yes or no. Indicate any permanently blocked openings, if applicable.
Central Air:	Central Air, it indicates yes, no, or partial
Total Rooms:	Includes all rooms in dwelling except for bathrooms
Bedrooms:	Rooms designed as bedrooms, with at least one (1) window. For homes built after 1950, bedrooms should include direct access to a common hallway and a closet.
Bathrooms:	A bathroom is considered a full bath if it has 3 or more fixtures (tub or shower stall, sink and toilet). Three fixture baths with a shower stall only (no tub), are still considered a full bathroom. A bathroom with only 2 fixtures, typically a sink and toilet, is considered a half bath. The number of bathrooms indicated is for all living units in the dwelling. For example, a house with 1 full bath and 2 half bathrooms would look like 1:2 baths.
Finished Lower Level:	Finished Lower Level includes walls such as sheetrock or paneling, etc., finished flooring such as carpet or linoleum, finished ceilings and Heat and typically includes a walkout basement.
Semi-Finished:	Semi-Finished means that you will have only two to three (2-3) of the following items sheetrock or paneling, etc., finished flooring such as carpet or linoleum, finished ceilings and Heat.
Rec Room:	Rec Room includes walls such as sheetrock or paneling, etc., finished flooring such as carpet or linoleum, finished ceilings and Heat <u>but</u> is located below ground without a walkout. Please make any additional comments on the data verification form about basement finish including amount of finish and level of finish.
Garage:	The garage types are as follows: Detached- Garage not attached to main dwelling. Attached- Garage attached to main dwelling. Under- Garage located under the main dwelling.
Additional Information:	Add Additional Information in this space that you want considered.

DO NOT call or visit the Assessor's office to make changes to this form.

Please contact Munival directly at (203) 292-5500 with any question.

Property Location 4812 ECHO LN
Vision ID 3945

Account # 3945

Map ID 34 / 140 /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 102
Print Date 10-08-2021 9:54:11 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				<div>6043</div> <div>EAST HARTFORD, CT</div> <div>VISION</div>								
HENRY DONOVAN & VIVIENNE		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed									
10 12 ECHO LANE						RES LAND DWELLING	1-1 1-3	36,450 178,200	25,520 124,740									
EAST HARTFORD CT 06108		SUPPLEMENTAL DATA Alt Prcl ID 1545-0010 Homeown Census 5106 VCS 1703 # Units 2 Class Res GIS ID Locn Suffix Zoning R-4 Res Area 2448 Non Res A 0 Lot Size .18 Assoc Pid#																
						Total		214,650	150,260									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
HENRY DONOVAN & VIVIENNE		3147	0092	12-18-2009	U	I	0	B01	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
HENRY DONOVAN M & VIVIENNE		2947	0294	09-24-2007	Q	I	285,000	A00	2019	1-1	25,520	2018	1-1	25,520	2017	1-1	25,520	
ZELLES RICHARD B		0781	0277	04-08-1982	Q	I	90,000	A		1-3	119,810		1-3	119,810		1-3	119,810	
						Total		145,330	Total		145,330	Total		145,330	Total		145,330	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 178,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 36,450 Special Land Value 0 Total Appraised Parcel Value 214,650 Valuation Method C Total Appraised Parcel Value 214,650								
Nbhd		Nbhd Name		B		Tracing		Batch										
0001																		
NOTES																		
REPL 26 WINDOWS, EA TO 1981, 2007. DEL 64SF & ADD 96SF FR/SHED, 2016 REVAL. WINDOWS 1989-1992 2021																		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
B-21-909	09-13-2021	WH	Water Heater	3,619		100	10-01-2021	REPLACE 6 WINDOWS		10-08-2021	MAF	2	1	24	Permit Review			
56179	11-24-2009	PL		850				Replace gas water heater tank		04-20-2016	JM			01	Measure - No Entry-NOH			
49016	05-11-2007	BLD		2,800				Re-roof - 2nd layer (15 sqs. - 3		04-20-2016	JM			10	Send Callback Letter			
48558	03-19-2007	BLD		7,800				Replaced (26) windows, includ		10-26-2006	JJ			63	Verified			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value			
1	102	Two Family	R4		0.180	AC	60,802	4.16328	5	1.00	17	0.800			1.0000		36,450	
Total Card Land Units					0.1800	AC	Parcel Total Land Area					0.1800	Total Land Value					36,450

FUS	BAS	BSM
	48	25
FUS	48	1

A photograph of a two-story, light-colored wooden house with a dark roof. The house has several windows with white shutters and a small satellite dish on the right side. The house is surrounded by trees and a fence.A photograph of a residential property. In the foreground, there is a rectangular swimming pool with a concrete deck. To the right of the pool is a lawn. In the background, there is a house with light-colored siding and a white door. There are several large, dark, rounded bushes or trees in the yard. A black trash can is visible on the right side of the house. The image is somewhat dark and grainy.

3945 03/26/2016

Property Location 10-12 ECHO LN
Vision ID 3945

Account # 3945

Map ID 34 / 140 /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 102
Print Date 10-08-2021 9:53:39 A

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						RES LAND	1-1	36,450	25,520								
							DWELLING	1-3	171,160			119,810					
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						Total					145,330	Total	145,330	Total	145,330		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 171,160 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 36,450 Special Land Value 0 Total Appraised Parcel Value 207,610 Valuation Method C Total Appraised Parcel Value 207,610								
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Total Card Land Units					0.1800	AC	Parcel Total Land Area					0.1800	Total Land Value			36,450	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Duplex	% Semi FBM	0	
Model	01	Residential	% Attic Fin	0.00	
Grade:	57	1.05	Unfin %	0	
Stories	2.0		CONDO DATA		
Occupancy	2		Parcel Id	C	Owne
Exterior Wall 1	25	Vinyl Siding		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		234,469
Interior Flr 1	12	Hardwood	Year Built		1975
Interior Flr 2			Effective Year Built		1989
Heat Fuel	03	Gas	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	6		Depreciation %		27
Full Bthrms:	2		Functional Obsol		
Half Baths:	2		External Obsol		
Extra Fixtures	0		Trend Factor		1
Total Rooms:	12		Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		73
Num Kitchens	2		RCNLD		171,160
Fireplaces	0		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Prefab Fpl(s)	0		Misc Imp Ovr		
% Basement	100		Misc Imp Ovr Comment		
Bsmt Garage(s)			Cost to Cure Ovr		
% Fin Bsmt	0		Cost to Cure Ovr Comment		
% Rec Room	50				
% Semi FBM	0				
% Attic Fin	0.00				

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OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	LB	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.
SHD0	SHED <=100	L	96	0.00	2016			80		0.00
										0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	83.50	100,200
BSM	Basement	0	1,200	360	25.05	30,060
FUS	Finished Upper Story	1,248	1,248	1,248	83.50	104,208
Ttl Gross Liv / Lease Area		2,448	3,648	2,808		234,468



3945 03/26/2016