

Property Location: 10 SHERMAN AVE

Vision ID: 12830

MAP ID: 14 / 197 /

Bldg Name:

State Use: 101

Account # 12830

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 11/13/2015 11:12

CURRENT OWNER REHOME PROPERTIES LLC 524 HOPMEADOW ST SIMSBURY, CT 06070 Additional Owners:	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT
	A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value	
					RES LAND DWELLING	1-1 1-3	35,710 72,710	25,000 50,900	
<b>SUPPLEMENTAL DATA</b>									
Other ID: 4560-0010	Locn Suffix								
Homeowner Cr	Zoning	R-3							
Census 5102	Res Area	1249.2							
VCS 1901	Non Res Area	0							
# Units 1	Lot Size	.14							
Class Res	ASSOC PID#								
					Total		108,420	75,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)						
REHOME PROPERTIES LLC		3548/ 124	07/29/2015	U	I	26,633	B25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
VILLOCH RAMON L		1812/ 292	03/09/1999	U	I	50,500	B	2014	1-1	25,000	2013	1-1	25,000	
KRAIZA ROSE E		1298/ 3	09/07/1990	Q	I	76,500	A	2014	1-3	50,900	2013	1-3	50,900	
MCGILL ALMA C RESPONDENT		206/ 270	12/19/1973	Q	I	0	NC							
								Total:		75,900	Total:	75,900	Total:	75,900

EXEMPTIONS			OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	72,710

**ASSESSING NEIGHBORHOOD**

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

**NOTES**

2006 REVAL HRG, V/D. 8/4/16 Roof is new and complete. no one home. BJR 8/4/16

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	
E-15-697	10/09/2015	RV	Review	4,500		0		Clean up existing wiring	03/01/2006						
B-15-657	09/30/2015	✓RV	Review ✓	10,000		0		Strip and reroof	8/4/16						
P-15-240	09/25/2015	RV	Review	5,240		0		Upstairs bathroom renov	8/4/16						

**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	R3	50			0.14	AC	60,802.00	5.2433	5		1.00	19	0.80			1.00		35,710

Total Card Land Units: 0.14 AC

Parcel Total Land Area: 0.14 AC

Total Land Value: 35,710

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	18		Single Family	% Attic Fin	0			
Model	01		Residential	Unfin %	0		<th data-kind="ghost"></th>	
Grade	55		1.00	Int vs. Ext	2		Same <th data-kind="ghost"></th>	
Stories	1.5			Framing	1		Wood Joist <th data-kind="ghost"></th>	
Occupancy	1			MIXED USE				
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage	
Exterior Wall 2				101	One Family		100	
Roof Structure	08		Drmrs/Ex Gable					
Roof Cover	00		Typical					
Interior Wall 1	03		Plaster	COST/MARKET VALUATION				
Interior Wall 2				Adj. Base Rate:	85.72			
Interior Flr 1	12		Hardwood	Replace Cost	111,866			
Interior Flr 2				AYB	1903		<th data-kind="ghost"></th>	
Heat Fuel	10		Other	EYB	1976		<th data-kind="ghost"></th>	
Heat Type	05		Hot Water	Dep Code	A		<th data-kind="ghost"></th>	
AC Type	01		None	Remodel Rating			<th data-kind="ghost"></th>	
Total Bedrooms	3			Year Remodeled	1991		<th data-kind="ghost"></th>	
Full Bthrms	1			Dep %	35		<th data-kind="ghost"></th>	
Half Baths	0			Functional ObsInc			<th data-kind="ghost"></th>	
Extra Fixtures	0			External ObsInc			<th data-kind="ghost"></th>	
Total Rooms	7			Cost Trend Factor	1		<th data-kind="ghost"></th>	
Bath Style	02		Average	Condition			<th data-kind="ghost"></th>	
Kitchen Style	02		Average	% Complete			<th data-kind="ghost"></th>	
Num Kitchens	1			Overall % Cond	65		<th data-kind="ghost"></th>	
Fireplaces	0			Apprais Val	72,710		<th data-kind="ghost"></th>	
Extra Openings	0			Dep % Ovr	0		<th data-kind="ghost"></th>	
Prefab Fpl(s)	0			Dep Ovr Comment			<th data-kind="ghost"></th>	
% Basement	60			Misc Imp Ovr	0		<th data-kind="ghost"></th>	
Bsmt Garage(s)				Misc Imp Ovr Comment			<th data-kind="ghost"></th>	
% Fin Bsmt	0			Cost to Cure Ovr	0		<th data-kind="ghost"></th>	
% Rec Room	0			Cost to Cure Ovr Comment			<th data-kind="ghost"></th>	
% Semi FBM	0							

## OB-OUTBUILDING &amp; 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	750	750	750	85.72	64,291
ENP	Enclosed Porch	0	98	39	34.11	3,343
FOP	Open Porch	0	84	17	17.35	1,457
PBM	Partial Basement	0	624	0	0.00	0
TQS	Finished 80%	499	624	499	68.55	42,775

Tot Gross Liv/Less Area

1.249

2.180

1.305

111,866

