

1 High St Parcel# 6422 SC 2340-0001 CT 5108 VCS 1409 Lot 18 Map 20		Acnt 0068726 Campus Realty L L C Vol 3263 1 Riverside Drive Page 308 East Hartford CT 06118 Prfx		T&U 2 Family BL 864 BP 100.65 Perm 120 CF Wall Ratio 7.20 ABP 100.65		Class 02.55 100.65 East Hartford Connecticut		File 1 Card 01 Of 01																																													
Property Location and Identification				Owner of Record		Pricing Control Fields		Assessment District																																													
1 Type and Use 2 Family 1.04		Principal Building and Addition Description				Principal Building		Add/Deduct		Single Floor Area		Price		Schedule Value																																							
2 Story Height 2.5 Story 90.58						2.5S/FR/B		67.59		864		168.24		145,359																																							
3 Design/Style Conversion -20.13						OP		040		36		84.63		3,047																																							
4 Foundation/Basement Full Basement						2SEP/1S		190		96		317.67		30,496																																							
5 Fascia						28OP/WD		080		64		147.43		9,435																																							
6 Roof Type Gambrel						EP		080		180		115.03		20,705																																							
6a Roof/Floor System Wood Joist																																																					
7 Floor Finish Hard Wood																																																					
8 Interior Finish Plaster/Equiv																																																					
Basement Finish None																																																					
9 Heating Electric -12.58																																																					
9a Air Conditioning None																																																					
10 Plumbing Fixtures 3 Baths 3.47																																																					
11 Builtins/Other Features Fireplace 5.21																																																					
Add/Deduct Total 67.59																																																					
Assessment Change Report																																																					
Land 33,680 90																																																					
Bldg 54,890 203																																																					
Totl 88,570 160																																																					
L Vcs 100,000 44																																																					
B Vcs 140,000 113																																																					
Cls Listed/Vcs * 02.55																																																					
S/Sf 2,376 85.19																																																					
Adj Sp																																																					
Sale/Sf																																																					
Sale/Un																																																					
V/M																																																					
Frontage		Avg Dep		Dep Fact		Eq Front		Rate		Sched Val		Condition		Influence		Market		Land Value		Land Class		Land Zone		VCS Land Rate / Market																													
Front Ref		Classification				Acres/Units																																															
67		149		100		67		1,000		67,000								67,000		Res		B-2		1,000																													
																				VCS Z/L		75		100,000																													
																				APPRaisal		Item Count		Assessment																													
																				43,550		Land		1		30,480																											
																				158,870		Building		1		111,210																											
																						OutBldgs																															
LAND SUMMARY TOTALS		Acres		0.23						67,000		N-Other 50				A-Aver 130		43,550		202,420		TOTAL				141,690																											
Assessor Transaction Information		Listed GD 11/07/2005		Verified Estimated 11/07/2005		Reviewed		Action X		Action Date 10/01/2006 *REVAL		Print Date 09/12/2011 07:09		Version 18.50 (Build 12210)		(c) Copyright 1987-2020, SLH Technology, Inc.		14 Total Schedule Value 209,042		COST/MARKET/CORRELATIVES/APPAISED BUILDING		15 Class 02.55 16 Repl Val 209,042		16a CF (1.00) 209,042		17 Norm Cond R-Normal 74		18a Market R-Avg 115		18b Market O-Other 90		19 Accrued 76 20 Appraised 158,870																					
Additional Owners/Assessment History		Year Built		1928		Additions		1989		Modernized		1989		Effective		1935		No# Units		2		No# Rooms		10		No# Bedrooms		5		Utilities		ALL		Street		Paved		Topography		Good		Total Area		2,376		Res Area		2,376		Non-res Area			
2010 141,690 One High Street L L C		2005 88,570 Viqqiano Fred J Est Of		2004 88,570 Viqqiano Fred J		2000 78,570 Viqqiano Fred J		1993 111,630 Viqqiano Fred J		1992 53,070 Viqqiano Fred J		1991 53,070 Viqqiano Fred J Etal		1990 53,070 Viqqiano Anthony G Etal		1988 37,580 Viqqiano Anthony G Etal		1984 36,420 Viqqiano Anthony G Etal		1983 36,410 Sheridan,Thomas J & Nan		1980 13,210 Sheridan,Thomas J & Nan		DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS		Units		Des		Item		Code		Repl Value		Nrm		Mrk		Acrr		Appraised Value											
Sale Date		Qual		Sale Price		Vol		Page		Grantee		09/01/2011 Y		160,000		3263 308 Campus Realty L L C		11/10/2005 Y		5,000		2660 52 Viqqiano Joseph M		11/10/2005		16,000		2660 51 Viqqiano Yolanda		07/09/1991		112,500		133 161 Viqqiano Fred J Etal		08/30/1984 Y		124,300		881 186 Viqqiano Anthony G Etal		12/19/1978		55,000		686 263 Sheridan,Thomas J & Nancy							