

# TOWN OF EAST HARTFORD

## INFORMAL HEARING FORM

Date of Hearing: 1/14/22 Time of Hearing: 9:45  
Parcel ID: 15234  
Property Location Address: 10 Woodstock Pl.  
Property Owner Name: Christopher Mainfon  
Representative Name (if any): \_\_\_\_\_  
Telephone Number: Day \_\_\_\_\_ Email \_\_\_\_\_

### PRE-HEARING DATA

To better identify your concerns kindly answer the following questions prior to your hearing:

What is the Assessors estimate of value? Assessed 70% \$116,110  
Have you renovated the property in the last **5 years**? Yes \_\_\_ No \_\_\_ Date \_\_\_\_\_  
If yes, briefly describe? \_\_\_\_\_  
Have you had any real estate appraisals made on your property in the past **2 years**? Yes \_\_\_ No \_\_\_  
What was the purpose? \_\_\_\_\_ What was the value? \_\_\_\_\_ Appraisal attached \_\_\_  
Has your property been listed for sale in the last **2 years**? Yes \_\_\_ No \_\_\_ Amount \_\_\_\_\_  
What do you believe is the market value of your property? 100% \_\_\_\_\_  
Have you submitted any additional information for this informal hearing? Yes \_\_\_ No \_\_\_  
If yes, how was it submitted? In Person \_\_\_ Email \_\_\_ Fax \_\_\_\_\_

### HEARING DATA

In the space provided below please summarize the nature of your concern regarding: the value of your property and/or the accuracy of data shown for your property. This information along with any attachments will be thoroughly reviewed.

No Show

Property Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_  
Hearing Officer Signature: Brian Smith Date 1/14/22

Thank you for addressing your concerns regarding the estimated market value of your property at this informal hearing. The appraisers will review your concerns and a decision will be made based on how it reflects to the October 1, 2021, Real Estate market. You will receive notice of the decision in the mail. If you are not satisfied with the results of this hearing, you may make a formal appeal in writing to the Board of Assessment Appeals Pursuant to CGS 12-111. The board will meet in April 2022. The form for filing an appeal may be obtained on the Town Assessor's website [www.easthartfordct.gov/assessor](http://www.easthartfordct.gov/assessor) or at the Town of East Hartford Assessor's Office. Appeals to the Board of Assessment Appeals must be received by March 21, 2022, or they cannot be heard.

### HEARING CONCLUSIONS:

Raised \_\_\_ Lowered \_\_\_ Same ✓ Initials MS Date \_\_\_\_\_



Property Location 10 WOODSTOCK PL  
 Vision ID 15234 Account # 15234

Map ID 52 / 117 /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 1

State Use 101  
 Print Date 01-13-2022 4:06:41 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT  <b>VISION</b>							
MOINSON CHRISTOPHE		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed								
10 WOODSTOCK PL						RES LAND	1-1	60,140	42,100								
EAST HARTFORD CT 06118						DWELLING	1-3	105,730	74,010								
SUPPLEMENTAL DATA																	
Alt Prcl ID 5350-0010						Locn Suffix											
Homeown						Zoning R-2											
Census 5109						Res Area 1152											
VCS 0202						Non Res A 0											
# Units 1						Lot Size .18											
Class Res						Assoc Pid#											
GIS ID						Total 165,870 116,110											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MOINSON CHRISTOPHE		3983 60	04-27-2021	Q	I	160,000	A00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
JOINER JOSEPH H SR		2264 0157	07-22-2003	U	I	113,000	B14	2019	1-1	31,890	2018	1-1	31,890	2017	1-1	31,890	
PEOPLES BANK		2201 0036	03-14-2003	U	I	0	B14		1-3	52,090		1-3	52,090		1-3	52,090	
ROSS RITA		1344 0085	08-22-1991	Q	I	0	NC										
HILL MARION C		0190 0471	01-01-1900	Q	V	0	NC										
Total								83,980		Total		83,980		Total		83,980	
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									
Nbhd	Nbhd Name		B	Tracing		Batch											
0001																	
NOTES								Total Appraised Parcel Value 165,870									
VINYL SDG, ROOF & WINDOWS, \$14,937, C								Appraised Bldg. Value (Card) 105,730									
TO B CONDITION, EFF AGE FROM 1952 TO								Appraised Xf (B) Value (Bldg) 0									
1955, 2004.								Appraised Ob (B) Value (Bldg) 0									
								Appraised Land Value (Bldg) 60,140									
								Special Land Value 0									
								Total Appraised Parcel Value 165,870									
								Valuation Method C									
								Total Appraised Parcel Value 165,870									
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			
1120114	02-25-2004	OT		0				NULL	12-04-2015	JP			07	Measure - Info @ Door			
									03-26-2005	CH			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	101	One Family	R2		0.180 AC	80,258.00	4.16333	5	1.00	02	1.000			1.0000	60,140		
Total Card Land Units					0.1800 AC	Parcel Total Land Area					0.1800	Total Land Value 60,140					



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape	% Semi FBM	0	
Model	01	Residential	% Attic Fin	100.00	
Grade:	55	1.00	Unfin %	0	
Stories	1.0				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	4				
Full Bthrms:	1				
Half Baths:	1				
Extra Fixtures	0				
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Num Kitchens	1				
Fireplaces	0				
Extra Openings	0				
Prefab Fpl(s)	0				
% Basement	0				
Bsmt Garage(s)					
% Fin Bsmt	0				
% Rec Room	0				
% Semi FBM	0				
% Attic Fin	100.00				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	162,668
Year Built	1952
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	2004
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	105,730
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	131.93	101,321
CPT	Carport	0	209	31	19.57	4,090
FEA	Finished 50%	384	768	384	65.96	50,661
SLB	Slab	0	768	0	0.00	0
UBS	Unfinished First Fl	0	99	50	66.63	6,596
Ttl Gross Liv / Lease Area		1,152	2,612	1,233		162,668

FEA  
BAS  
SLB

UBS

11

CPT

24

19

11



15234 03/23/2016