

Vision ID: 16930

Bldg Name:

State Use: 105

Account # 16930

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 08/07/2013 12:21

[illegible]

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	55		Res Condo	% Attic Fin	0		
Model	05		Res Condo	% Unfinished	0		
Grade	55		1.00	Int vs. Ext			
Stories	1.0			Framing	1		Wood Joist
Occupancy	1			CONDO DATA			
Interior Wall 1	05		Drywall	Cmplx Acct#	50075	ID 75	% Own
Interior Wall 2				Cmplx Name	Goodwin Village	B# 1	S# 1
Interior Floor 1	08		Mixed	Adjust Type	Code	Description	Factor %
Interior Floor 2				Unit Type	RAN	Ranch	100
Heat Fuel	10		Other	Unit Locn	06		106
Heat Type	04		Forced Hot Air	COST/MARKET VALUATION			
AC Type	03		Central	Adj. Base Rate:			104.40
Total Bedrooms	2		2 Bedrooms	Replace Cost			206,287
Full Bath	2			AYB			2007
Half Baths	0			EYB			2008
Extra Fixtures	0			Dep Code			G
Total Rooms	4			Remodel Rating			
Bath Style	02		Average	Year Remodeled			
Kitchen Style	02		Average	Dep %			3
Num Kitchens				Functional ObsInc			
Fireplace(s)	0			External ObsInc			
Extra Openings	0	0		Cost Trend Factor			1
Prefab Fpls	0			Condition			
				% Complete			
				Overall % Cond			97
% Basement	100			Apprais Val			200,100
Bsmt Garage(s)				Dep % Ovr			0
% FBM	0			Dep Ovr Comment			
% Rec Room	0			Misc Imp Ovr			0
% Semi FBM	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,257	1,257	1,257	104.40	131,226
BSM	Basement	0	1,257	377	31.31	39,357
FGR	Garage	0	660	330	52.20	34,451
PTC	Concrete Patio	0	242	12	5.18	1,253
Ttl. Gross Liv/Lease Area:		1,257	3,416	1,976		206,287

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION
THORPE FRED S & ROSALIE						Description	Code	Appraised Value	Assessed Value	
10 VINCENT CRT						RES CONDO	1-5	202,210	141,550	
EAST HARTFORD, CT 06108 Additional Owners:										
SUPPLEMENTAL DATA										
Other ID: 5025-0010		Locn Suffix								
Homeowner Cr		Zoning DDD2								
Census 5103		Res Area 0								
VCS 7506		Non Res Area 1269								
# Units 1		Lot Size								
Class Res Condo		ASSOC PID#								
GIS ID:						Total 202,210 141,550				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
THORPE FRED S & ROSALIE		2929/ 12	07/31/2007	U	I	226,900	B00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ROCAMORA ACQUISITIONS L L C		2468/ 240	09/23/2004	Q	V	220,000	A00	2012	1-5	141,550	2011	1-5	141,550
											2010	1-5	154,000
								Total:		141,550	Total:		141,550
								Total:			Total:		154,000

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	202,210
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	202,210
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	202,210

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

NOTES
HERITAGE II, C/O #48475, 07/27/2007.
2/2/13 - house's are the same. measurements could go either way. Should be consistent on cards
(560) 906-1231 Home Cell 306-2839

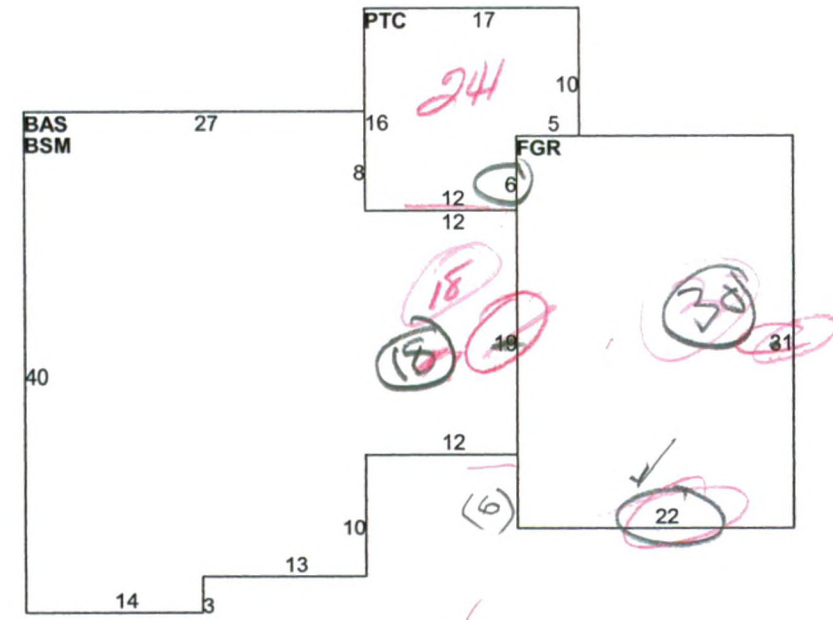
BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
49329	06/18/2007	EL		4,500		0		Wire new single family d	01/10/2012			JW	42	Hearing - Change
48477	03/09/2007	BLD		106,600		0		A new single family dwell	08/02/2007			BS	63	Verified
48475	03/09/2007	BLD		106,600		0		A new single family dwell						
48476	03/09/2007	BLD		106,600		0		A new single family dwell						

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	
1	105	Condo					0.00	0.00	1.0000	5	0.00	75	2.00			.00		0	
Total Card Land Units:							0.00	AC	Parcel Total Land Area: 0 AC					Total Land Value:					0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	55		Res Condo	% Attic Fin	0		
Model	05		Res Condo	% Unfinished	0		
Grade	55		1.00	Int vs. Ext			
Stories	1.0			Framing	1		Wood Joist
Occupancy	1			CONDO DATA			
Interior Wall 1	05		Drywall	Cmplx Acct#	50075	ID 75	% Own
Interior Wall 2				Cmplx Name	Goodwin Village	B# 1	S# 1
Interior Floor 1	08		Mixed	Adjust Type	Code	Description	Factor %
Interior Floor 2				Unit Type	RAN	Ranch	100
Heat Fuel	10		Other	Unit Locn	06		106
Heat Type	04		Forced Hot Air	COST/MARKET VALUATION			
AC Type	03		Central	Adj. Base Rate:			104.08
Total Bedrooms	2		2 Bedrooms				
Full Bath	2			Replace Cost			208,465
Half Baths	0			AYB			2007
Extra Fixtures	0			EYB			2008
Total Rooms	4			Dep Code			G
Bath Style	02		Average	Remodel Rating			
Kitchen Style	02		Average	Year Remodeled			
Num Kitchens				Dep %			3
Fireplace(s)	0			Functional ObsInc			
Extra Openings	0	0		External ObsInc			
Prefab Fpls	0			Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			97
				Apprais Val			202,210
				Dep % Ovr			0
% Basement	100			Dep Ovr Comment			
Bsmt Garage(s)				Misc Imp Ovr			0
% FBM	0			Misc Imp Ovr Comment			
% Rec Room	0			Cost to Cure Ovr			0
% Semi FBM	0			Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,269	1,269	1,269	104.08	132,073
BSM	Basement	0	1,269	381	31.25	39,653
FGR	Garage	0	682	341	52.04	35,490
PTC	Concrete Patio	0	242	12	5.16	1,249
Ttl. Gross Liv/Lease Area:		1,269	3,462	2,003		208,465



**Real Estate
TOWN OF EAST HARTFORD
Certificate of Change for the 2012 Grand List**

By authority of sec. 12-60 of the Connecticut General Statutes, the Assessor hereby adjusts the assessment list of 2012.

COC Date **List No.** **Unique ID**
08/08/2013 16330 00016930

COC No.
42565R

THORPE FRED S & ROSALIE
10 VINCENT CRT
EAST HARTFORD, CT 06108

Property Information

Property Location
00010 VINCENT CT

Map/Block/Lot
38 243
Volume: 2929 / Page: 12

	Original	Adjustment	Current
Assessment	141,550	-1,480	140,070
Exemptions	0	0	0
Net Assmt.	141,550	-1,480	140,070

Record changed for the following reasons:
REVISE SKETCH & ASSMT.

ASSESSOR, TOWN OF EAST HARTFORD

Remarks:



2012010016330

For Tax Collector's use only

Real Estate Assessment Year: 2012 Due in Collection Year: 2013

	CITY
Mill Rates	43 9000
Original Tax	6,214.06
Tax Credit	-64 98
Current Tax	6,149.08

TAX COLLECTOR, TOWN OF EAST HARTFORD

I would call
FGR's 22x30'-
making interior
measurement
18'.

discuss with
Brian or
Wally



Marcia A. Leclerc
MAYOR

TOWN OF EAST HARTFORD

740 Main Street
East Hartford, Connecticut 06108

OFFICE OF THE ASSESSOR

(860) 291-7260
fax (860) 291-7308

April 26, 2013

Fred S. & Rosalie Thorpe
10 Vincent Court
East Hartford, CT

**RE: 10 Vincent Court
PID# 16930**

Dear Property Owner:

Based upon a recent inspection of the above-reference property, changes have been made relating to the assessment. In the instant case, there was a revision to the building & garage sketches.

Consequently, consistent with Sections 12-55 and 12-60 of the General Statutes of Connecticut, you are hereby notified that the assessment for the October 2011 & 2012 Grand Lists have been revised as follows:

	Original	Revised
Total Assessed Value (70%) 2011 Grand List	\$141,550	\$140,070
Total Assessed Value (70%) 2012 Grand List	\$141,550	\$140,070

You may appeal this decision to the Town of East Hartford Board of Assessment Appeals. Since the statutory period for the meeting of such board for the current year has passed, the appeal period shall be extended to the next succeeding Board of Assessment Appeals. Application for this appeal process must be received by the Assessor's Office on or before February 20, 2014. Applications will be available after January 1, 2014 either in the assessor's office or online at the town's website.

If you have any questions, please call me at (860) 291-7267

Wallace Inkpen, CCMA II
Deputy Assessor

17 Vincent Ct Parcel# 16940 SC 5025-0017 CT 5103 VCS 7503 Lot 243 Map 38		Acnt 0068350 Watts Nicholas & Susan (S) Vol 3248 17 Vincent Drive Page 22 East Hartford CT 06108 Prfx		T&U Condo BL 1,257 Perm Wall Ratio		Class 10.55 BP CF ABP		East Hartford Connecticut		File R 3 Card 01 Of 01															
Property Location and Identification				Owner of Record		Pricing Control Fields			Assessment District																
1 Type and Use Condo				Principal Building and Addition Description +18+12+9+27-40-14+3-13+10-12				Principal Building 1S/FR/B		Add/Deduct 0.00		Single Floor Area 1,257		Price		Schedule Value									
2 Story Height 1 Story				2+6 -29-13 14.A 3 +16-17-10+5-6+12 14.B 9 3-3+2 14.C 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O				1S/FR/B		0.00		1,257													
3 Design/Style Ranch								G/1C		REF		377													
4 Foundation/Basement Full Basement								C/PAT		REF		242													
5 Fascia Metal/Vinyl																									
5a Common Wall Two																									
6 Roof Type Gable																									
6a Roof/Floor System Wood Joist																									
7 Floor Finish Mixed																									
8 Interior Finish Drywall								Assessor Transaction Information				14 Total Schedule Value													
Basement Finish None								Listed WINKPEN 10/11/2006				COST/MARKET/CORRELATIVES/APPAISED BUILDING													
Attic Finish None								Verified																	
9 Heating Forced Air								Reviewed																	
9a Air Conditioning Combined								Action T				15 Class 10.55 16 Repl Val													
10 Plumbing Fixtures 1.5 Baths								Action Date 05/31/2011 #				16a CF (1.00)													
								Print Date 06/23/2011 07:06				17 Norm Cond													
								Version 18.50 (Build 12138)				18a Market													
								(c) Copyright 1987-2020, SLH Technology, Inc.				18b Market													
												19 Accrued 100 20 Appraised 180,000													
11 Builtins/Other Features Modern Kitchen Modern Bath								Additional Owners/Assessment History				Year Built 2007													
								2010 126,000 Kopcza Matthew				Additions													
								2006 15,750 Rocamora Acquisitions L				Modernized													
												Effective 2006													
												No# Units 1													
												No# Rooms 4													
												No# Bedrooms 2													
												Utilities All													
												Street Paved													
												Topography Good													
												Total Area 1,257													
												Res Area 1,257													
												Non-res Area													
Add/Deduct Total								DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS																	
Assessment Change Report								Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value																	
Land																									
Bldg																									
OutB																									
Totl																									
L Vcs																									
B Vcs																									
Cls Listed/Vcs																									
S/Sf																									
Adj Sp																									
Sale/Sf																									
Sale/Un																									
V/M																									
				4-PLEX INTERIOR. C/O 48481, 5/30/2007.																					
				8-11-11 MEASURED + LISTED JW																					
								Sale Date Qual Sale Price Vol Page Grantee																	
								05/31/2011 Y 175,000 3248 22 Watts Nicholas & Susan																	
								06/01/2007 189,900 2906 25 Kopcza Matthew																	
								09/23/2004 Y 220,000 2468 240 Rocamora Acquisitions L L																	
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														Res Condo		DDD1			
																				APPRAISAL		Item Count		ASSESSMENT	
																						Land			
																				180,000		Building 1		126,000	
																						OutBldgs			
LAND SUMMARY TOTALS		Acres		0.00						0								0		180,000		TOTAL		126,000	