

Property Location 11 ALPS DR  
Vision ID 53

Account # 53

Map ID 49/107/1

Bldg # 1

Bldg Name  
Sec # 1 of 1

State Use 101  
Print Date 11-24-2021 12:12:25

CURRENT OWNER				TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				VISION								
BIGGINS PATRICK R & EMILY F  11 ALPS DR  EAST HARTFORD CT 06108				A	Good	1	All	1	Paved			Description	Code	Appraised	Assessed									
											RES LAND DWELLING	1-1	44,620	31,230										
												1-3	78,390	54,870										
SUPPLEMENTAL DATA																								
				Alt Prcl ID	0030-0011	Loch Sufix Zoning R-2 Res Area 1008 Non Res A 0 Lot Size .24 Assoc Pid# GIS ID																		
				Homeown																				
Census	5114																							
VCS	1101																							
# Units	1																							
Class	Res																							
Total 123,010 86,100																								
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)														
BIGGINS PATRICK R & EMILY F DONOVAN ARTHUR S DONOVAN ARTHUR S & BEATRICE				3278	0046	11-16-2011	U	I	105,000	B25	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
				3094	0021	05-14-2009	U	I	0	B11	2019	1-1	31,230	2018	1-1	31,230	2017	1-1	31,230					
				0356	0049	08-01-1963	Q	I	15,500	A		1-3	54,410		1-3	54,410		1-3	54,410					
Total 85,640 Total 85,640 Total 85,640																								
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		Appraised Bdg. Value (Card) 78,390 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 44,620 Special Land Value 0 Total Appraised Parcel Value 123,010 Valuation Method C															
0001																								
NOTES																								
ADD PARTIAL A/C, 5X8 WDK, 2021 REVAL.																								
Total Appraised Parcel Value 123,010																								
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					
M-19-150	05-17-2019	CAC	Air Conditioni	5,500		0	10-01-2021	Install multi-zone ductless heat		10-01-2021	AK	2		63	Verified									
										09-08-2021	MVS	3		50	Data Mailer - Change									
										03-07-2016	BJR		01		Measure - No Entry-NOH									
										03-07-2016	BJR		10		Send Callback Letter									
										08-26-2006	RG		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		0.240	AC	60,802.00	3.21829	5	1.00	11	0.950					1.0000		44,620					
Total Card Land Units				0.2400	AC	Parcel Total Land Area				0.2400						Total Land Value			44,620					

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Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 101  
Print Date

### CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape
Model	01	Residential
Grade:	57	1.05
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	12	Hardwood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	06	Partial
Total Bedrooms	2	
Full Bthrms:	1	
Half Baths:	0	
Extra Fixtures	0	
Total Rooms:	5	
Bath Style:	02	Average
Kitchen Style:	02	Average
Num Kitchens	1	
Fireplaces	0	
Extra Openings	0	
Prefab Fpl(s)	0	
% Basement	100	
Bsmt Garage(s)		
% Fin Bsmt	0	
% Rec Room	0	
% Semi FBM	0	
% Attic Fin	50.00	

### CONSTRUCTION DETAIL (CONTINUED)

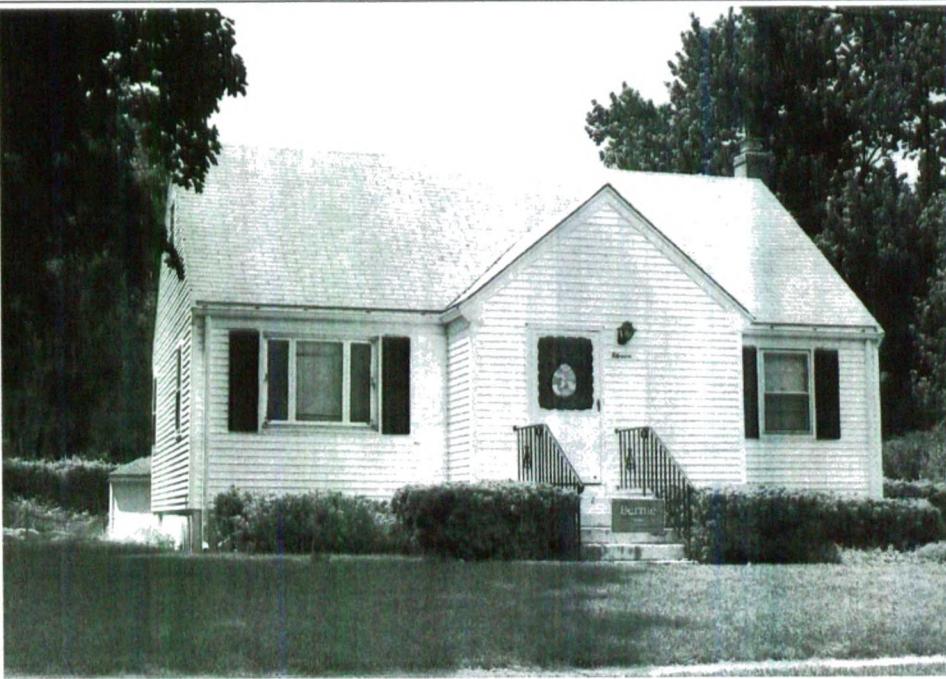
Element	Cd	Description
% Semi FBM	0	
% Attic Fin	50.00	
Unfin %	0	
<b>CONDO DATA</b>		
Parcel Id	C	Owner
	B	S
Adjust Type	Code	Description
Condo Flr		Factor%
Condo Unit		
<b>COST / MARKET VALUATION</b>		
Building Value New	120,601	
Year Built	1958	
Effective Year Built	1986	
Depreciation Code	A	
Remodel Rating		
Year Remodeled	1986	
Depreciation %	35	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	65	
RCNLD	78,390	
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)

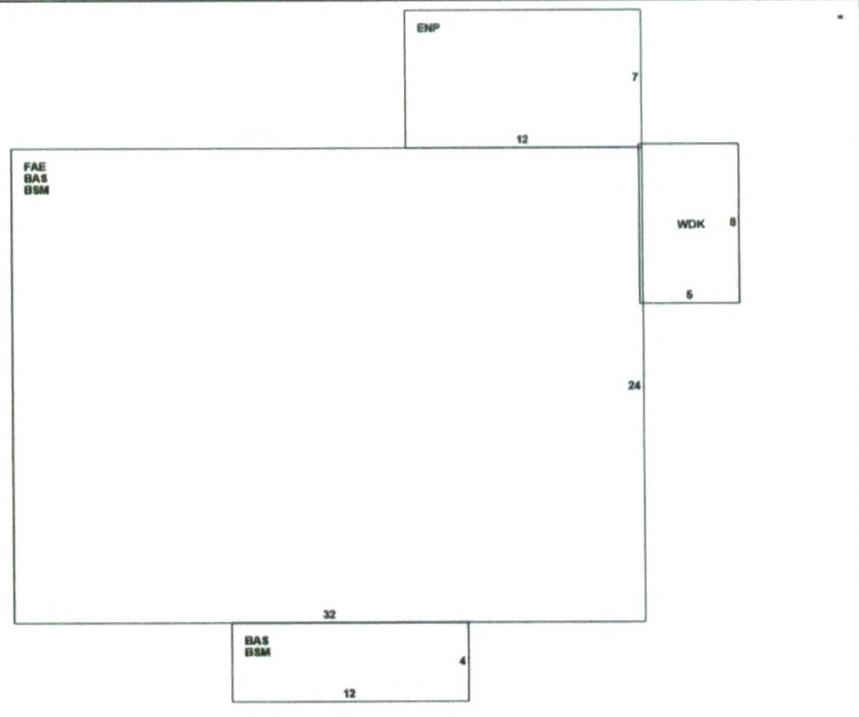
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
MSC5	FR/SHED	L	100	0.00	2006		100		0	0

### BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
WDK	Deck	0	40	4	9.34	374
ENP	Enclosed Porch	0	84	34	37.81	3,176
FAE	Finished 25%	192	768	192	23.35	17,936
BAS	First Floor	816	816	816	93.42	76,228
BSM	Basement	0	816	245	28.05	22,887
Ttl Gross Liv / Lease Area		1,008	2,524	1,291		120,601



53 05/26/2016



**CURRENT OWNER**

BIGGINS PATRICK R &amp; EMILY F

11 ALPS DR

EAST HARTFORD, CT 06108

Additional Owners:

**TOPO.****UTILITIES****STRT/ROAD****LOCATION****CURRENT ASSESSMENT**

## Description

## Code

## Appraised Value

## Assessed Value

RES LAND  
DWELLING1-1  
1-344,620  
77,73031,230  
54,410

6043

EAST HARTFORD, CT

**SUPPLEMENTAL DATA**

Other ID: 0030-0011

Homeowner Cr

Census

VCS

# Units

Class

GIS ID:

Locn Suffix

Zoning R-2

Res Area 1008

Non Res Area0

Lot Size .24

ASSOC PID#

Total 122,350

85,640

VISION

**RECORD OF OWNERSHIP**

BIGGINS PATRICK R &amp; EMILY F

DONOVAN ARTHUR S

DONOVAN ARTHUR S &amp; BEATRICE

**BK-VOL/PAGE****SALE DATE**

q/u

w/l

**SALE PRICE****V.C.****PREVIOUS ASSESSMENTS (HISTORY)**

3278/ 46

11/16/2011

U

I

105,000

B25

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

3094/ 21

05/14/2009

U

I

0

B11

2018

1-1

31,230

2017

1-1

31,230

2016

1-1

31,230

356/ 49

08/01/1963

Q

I

15,500

A

2018

1-3

54,410

2017

1-3

54,410

2016

1-3

54,410

Total:

85,640

Total:

85,640

Total:

85,640

**EXEMPTIONS****OTHER ASSESSMENTS**

This signature acknowledges a visit by a Data Collector or Assessor

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
<i>Total:</i>								

**ASSESSING NEIGHBORHOOD**

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

**NOTES***gplit AC added by Revad***APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	77,730
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	44,620
Special Land Value	0
Total Appraised Parcel Value	122,350
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	122,350

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
M-19-150	05/17/2019	RV	Review	5,500		0	A/C	Install multi-zone ductile	03/07/2016					Send Callback Letter

**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	R2	100			0.24	AC	60,802.00	3.2183	5			1.00	11	0.95			1.00		44,620

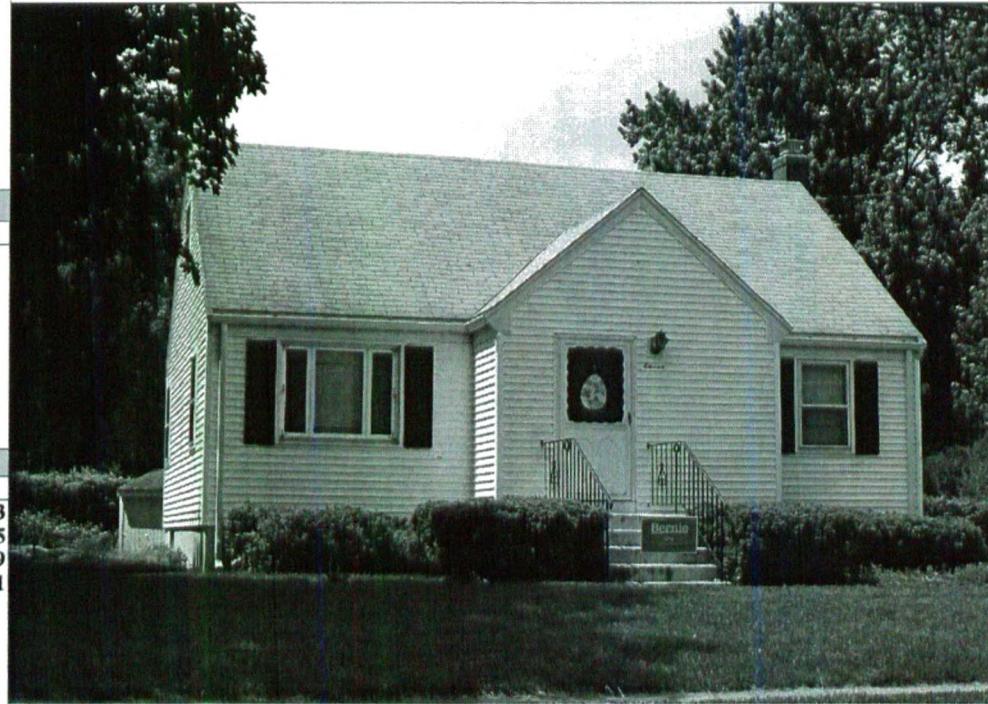
Total Card Land Units: 0.24 AC

Parcel Total Land Area: 0.24 AC

Total Land Value:

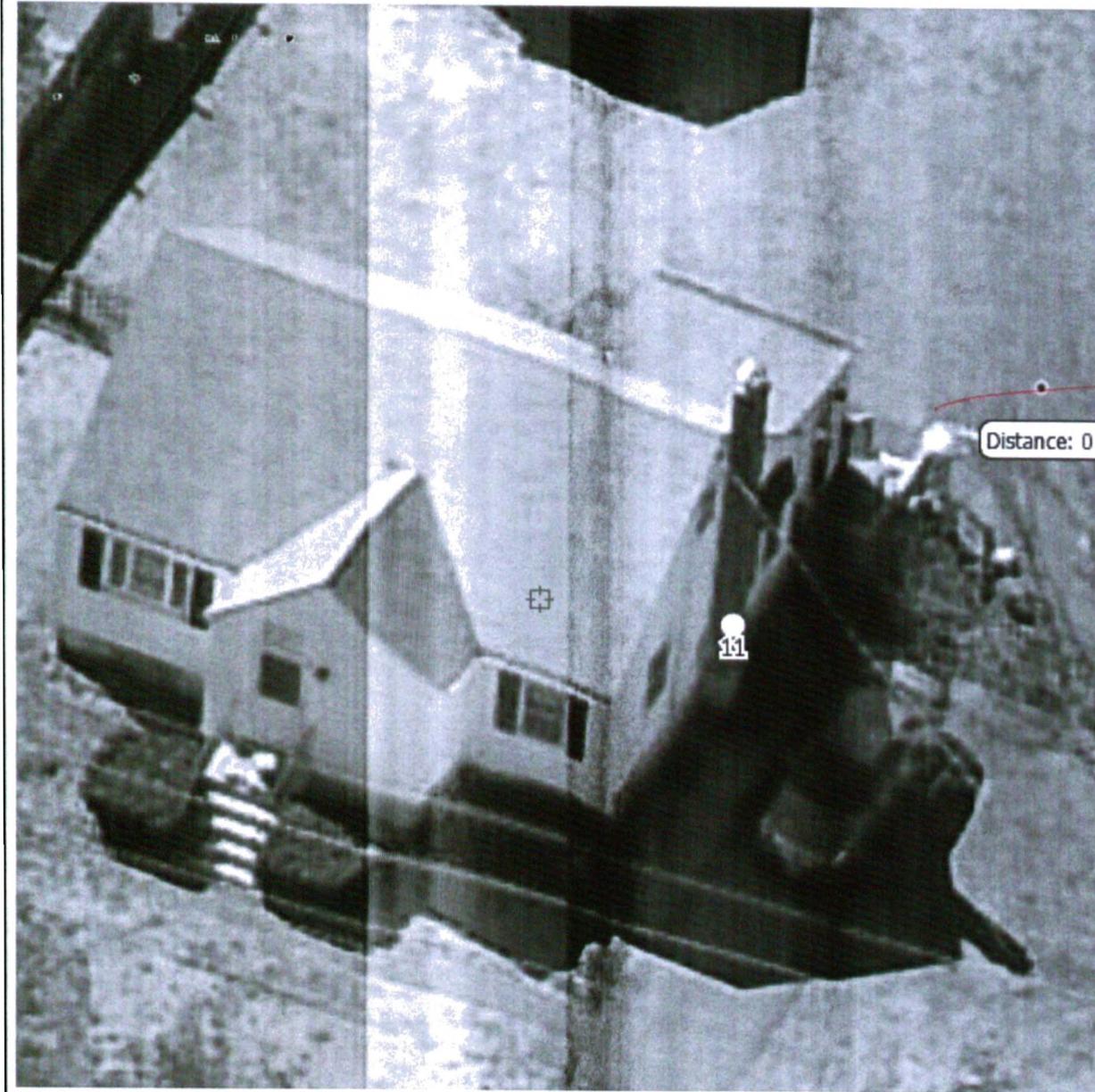
44,620

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	04		Cape	% Attic Fin	50			
Model	01		Residential	Unfin %	0			
Grade	57		1.05	Int vs. Ext	2		Same	
Stories	1.0			Framing	1		Wood Joist	
Occupancy	1			<b>MIXED USE</b>				
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage	
Exterior Wall 2				101	One Family		100	
Roof Structure	03		Gable					
Roof Cover	03		Asphalt					
Interior Wall 1	05		Drywall	<b>COST/MARKET VALUATION</b>				
Interior Wall 2				Adj. Base Rate:	92.92			
Interior Flr 1	12		Hardwood	Replace Cost	119,588			
Interior Flr 2				AYB	1958			
Heat Fuel	03		Gas	EYB	1981			
Heat Type	05		Hot Water	Dep Code	A			
AC Type	01		None	Remodel Rating				
Total Bedrooms	2			Year Remodeled	1986			
Full Bthrms	1			Dep %	35			
Half Baths	0			Functional ObsInc				
Extra Fixtures	0			External ObsInc				
Total Rooms	5			Cost Trend Factor	1			
Bath Style	02		Average	Condition				
Kitchen Style	02		Average	% Complete				
Num Kitchens	1			Overall % Cond	65			
Fireplaces	0			Apprais Val	77,730			
Extra Openings	0			Dep % Ovr	0			
Prefab Fpl(s)	0			Dep Ovr Comment				
% Basement	100			Misc Imp Ovr	0			
Bsmt Garage(s)				Misc Imp Ovr Comment				
% Fin Bsmt	0			Cost to Cure Ovr	0			
% Rec Room	0			Cost to Cure Ovr Comment				
% Semi FBM	0							
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>								
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde
	FR/SHED			L	100	0.00	2006	
								Dp Rt
								Cnd
								%Cnd
								Apr Value
								Null
								0
<b>BUILDING SUB-AREA SUMMARY SECTION</b>								
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value		
BAS	First Floor	816	816	816	92.92	75,823		
BSM	Basement	0	816	245	27.90	22,765		
ENP	Enclosed Porch	0	84	34	37.61	3,159		
FAE	Finished 25%	192	768	192	23.23	17,841		
<i>Ttl. Gross Liv/Lease Area:</i>			1,008	2,484	1,287	119,588		



53 05/26/2016





WDK

Distance: 0 F

131



TOWN OF EAST HARTFORD  
OFFICE OF THE ASSESSOR

August 5, 2021

Data Verification Letter

RECEIVED SEP 07 2021

22 8569

BIGGINS PATRICK R & EMILY F  
11 ALPS DR  
EAST HARTFORD CT 06108-1402

[Barcode]

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**

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.

REVALUATION 2021 DATA VERIFICATION FORM

Parcel ID: 53

Location of Property: 11 ALPS DR

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.

**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: 1958

Central Air: None *Partial*

Style: Cape

Total Rooms: 5

Roof Cover: Asphalt

Kitchen/s: 1

Exterior Wall: Vinyl Siding

Bedrooms: 2

Interior Wall: Drywall

Bathrooms: 1:0

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): N/A

No. of Fireplaces,  
Extra Openings: None:

Garage: NO

Inground Pool: NO

Additional Information:

NO CORRECTIONS

Signature *Em. Sh.*

Date: *8/31/2021*

Phone: *860-916-8145*

Email: \_\_\_\_\_

*emilyforana@gmail.com*

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

## Property Characteristics Explanations

<b>Year Built:</b>	The year the primary portion of the house was constructed
<b>Style:</b>	General description of the design of the home (e.g., ranch, split level, cape, etc.)
<b>Roof Cover:</b>	Predominant type of roof material used on the roof (asphalt shingle, slate, wood shingle, etc.)
<b>Exterior Wall:</b>	Predominant type of siding on exterior walls (wood, brick, vinyl, etc.)
<b>Interior Wall:</b>	Predominant wall covering materials for finished areas
<b>Interior Floor:</b>	Predominant floor covering materials for finished areas
<b>Heat Fuel:</b>	Typical choices include gas, oil, electric, geothermal, solar, etc.
<b>Heat System:</b>	References the primary central heat source for the home
<b>Fireplaces:</b>	Indicates yes or no. Indicate any permanently blocked openings, if applicable.
<b>Central Air:</b>	Central Air, it indicates yes, no, or partial
<b>Total Rooms:</b>	Includes all rooms in dwelling except for bathrooms
<b>Bedrooms:</b>	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.
<b>Bathrooms:</b>	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.
<b>Finished Lower Level:</b>	<b>Finished Lower Level</b> 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.
<b>Semi-Finished:</b>	<b>Semi-Finished</b> 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.
	<b>Rec Room</b> 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.
	The garage types are as follows: <b>Detached</b> - Garage not attached to main dwelling. <b>Attached</b> - Garage attached to main dwelling. <b>Under</b> - Garage located under the main dwelling.

Add Additional Information in this space that you want considered.

**Call or visit the Assessor's office to make changes to this form.**

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