

Property Location: 10-12 GREAT HILL RD

MAP ID: 58 / 117 /

Bldg Name:

State Use: 102

Vision ID: 5665

Account # 5665

Bldg #: 1 of 1

Sec #: 1 of 1 Card I of 1

Print Date: 05/05/2015 12:00

CURRENT OWNER	TOPO.		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT
	A	Good	I	All	1	Paved			Description	Code	Appraised Value	Assessed Value	
ALLY MOHAMED & SAUDIA 160 BREWER ST EAST HARTFORD, CT 06118 Additional Owners:									RES LAND DWELLING	1-1 1-3	30,510 105,960	21,360 74,170	
<b>SUPPLEMENTAL DATA</b>													
Other ID: 2050-0010 Homeowner Cr Census 5112 VCS 0802 # Units 2 Class Res GIS ID:	Loen Suffix Zoning R-5 Res Area 1815 Non Res Area 0 Lot Size .15 ASSOC PID#												
									Total		136,470	95,530	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
ALLY MOHAMED & SAUDIA		3401/ 186	07/02/2013	Q	I	106,000	A00	Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value
TAC PROPERTIES LLC		3359/ 349	01/07/2013	U	I	73,000	B25	2014 1-1	21,360	2013 1-1	21,360	2012 1-1	21,360
DZIADOSZ MARIAN & SOPHIE		1818/ 12	04/01/1999	U	I	50,000	B33	2014 1-3	74,170	2013 1-3	67,100	2012 1-3	67,100
WENTWORTH JOHN P C & VALERIE J S		1268/ 82	03/02/1990	Q	I	126,500	A						
BALLOU, MARK A & DEBORAH A		793/ 221	08/20/1982	Q	I	58,000	A						
SINICROPE ANNETTE B		514/ 196		Q	V		NC	Total:	95,530	Total:	88,460	Total:	88,460

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.					
			Total:										

ASSESSING NEIGHBORHOOD										APPRaised VALUE SUMMARY			
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	Appraised Bdg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method:	Adjustment:	Net Total Appraised Parcel Value
0001/A					105,960	0	0	0	0	136,470	C		

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-13-63	01/25/2013	EL	Electric	460		0		Replace receptacles switch	10/14/2006						
B-13-22	01/14/2013	SD	Siding	5,300		0		Install siding & (3) exterior	1/25/16						
E-13-31	01/14/2013	EL	Electric	2,400		0		Replace existing service							
E-12-362	06/12/2012	EL	Electric	650		0		CHG OLD SVC TO NEW							
E-12-352	06/05/2012	CAC	Air Conditioner	500		0		RECONNECT NEW RC							

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	102	Two Family		R5		85		0.15	AC	48,641.60	4.9193	3			1.00	08	0.85		1.00		30,510
		Total Card Land Units:				0.15	AC	Parcel Total Land Area:	0.15 AC											Total Land Value:	30,510

COMPLETE

FEB 17 2016  
CAMA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	12		Duplex ✓	% Attic Fin	0			
Model	01		Residential	Unfin %	0		<th data-kind="ghost"></th>	
Grade	53		.95	Int vs. Ext	2		Same <th data-kind="ghost"></th>	
Stories	2.0			Framing	1		Wood Joist <th data-kind="ghost"></th>	
Occupancy	2			MIXED USE				
Exterior Wall 1	25		Vinyl Siding ✓	Code	Description		Percentage	
Exterior Wall 2				102	Two Family		100	
Roof Structure	03		Gable ✓	COST/MARKET VALUATION				
Roof Cover	00		Typical <i>NSNMLS</i> ✓	Adj. Base Rate:	79.38			
Interior Wall 1	05		Drywall	Replace Cost	149,237			
Interior Wall 2				AYB	1941			
Interior Flr 1	12		Hardwood	EYB	1982			
Interior Flr 2				Dep Code	A			
Heat Fuel	10		Other <i>GNS</i> ✓	Remodel Rating				
Heat Type	04		Forced Hot Air ✓	Year Remodeled	2014			
AC Type	01		None	Dep %	29			
Total Bedrooms	5			Functional ObsInc				
Full Bthrms	2			External ObsInc				
Half Baths	0			Cost Trend Factor	1			
Extra Fixtures	0			Condition				
Total Rooms	9			% Complete				
Bath Style	02		Average	Overall % Cond	71			
Kitchen Style	02		Average	Apprais Val	105,960			
Num Kitchens	2			Dep % Ovr	0			
Fireplaces	0			Dep Ovr Comment				
Extra Openings	0			Misc Imp Ovr	0			
Prefab Fpl(s)	0			Misc Imp Ovr Comment				
% Basement	0			Cost to Cure Ovr	0			
Bsmt Garage(s)				Cost to Cure Ovr Comment				
% Fin Bsmt	0							
% Rec Room	0							
% 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	918	918	918	79.38	72,872
CAN	Canopy	0	18	2	8.82	159
FOP	Open Porch	0	36	7	15.44	556
FUS	Finished Upper Story	918	918	918	79.38	72,872
SLB	Slab	0	0	0	0	0
UBS	Unfinished First Fl	0	36	18	39.69	1,429
WDK	Deck	0	168	17	8.03	1,349

Ttl. Gross Liv/Lease Area: 1,836 2,094 1,880 149,237

