



**TOWN OF EAST HARTFORD  
OFFICE OF THE ASSESSOR**

August 5, 2021

## Data Verification Letter

RECEIVED AUG 23 2021

35 13084

HENRY DONOVAN & VIVIENNE  
10-12 ECHO LANE  
EAST HARTFORD CT 06108

## REVALUATION 2021 DATA VERIFICATION FORM

Parcel ID: 3945

Location of Property: 10-12 ECHO LN

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.

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.

**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:	1975	Central Air:	None
Style:	Duplex	Total Rooms:	12
Roof Cover:	Asphalt	Kitchen/s:	2
Exterior Wall:	Vinyl Siding	Bedrooms:	6
Interior Wall:	Drywall	Bathrooms:	2:2
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):	Yes (50)
No. of Fireplaces, Extra Openings:	None:	Garage:	NO
Additional Information:		Inground Pool:	NO

#### **Additional Information:**

## **NO CORRECTIONS**



Signature D. HENRY Date: 8-15-2021 Phone: 800 978 9464 Email: dredandson175@qmail.com

*If the form is not returned, it will be considered a refusal to provide information for the 2021 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>	<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.
<b>Garage:</b>	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.
<b>Additional Information:</b>	Add Additional Information in this space that you want considered.

**DO NOT call or visit the Assessor's office to make changes to this form.**

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

Property Location 1012 ECHO LN  
Vision ID 3945

Account # 3945

Map ID 34 / 140 /

Bldg # 1

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

State Use 102  
Print Date 10-08-2021 9:54:11 A

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT						
HENRY DONOVAN & VIVIENNE  10 12 ECHO LANE  EAST HARTFORD CT 06108		A	Good	1	All	1	Paved			RES LAND	1-1	36,450	25,520							
										DWELLING	1-3	178,200	124,740							
		<b>SUPPLEMENTAL DATA</b>																		
		Alt Prci ID	1545-0010	Locn Suffix		Zoning		R-4												
		Homeown		Res Area		2448		Non Res A												
		Census	5106	Lot Size		.18														
		VCS	1703																	
		# Units	2																	
		Class	Res																	
		GIS ID						Assoc Pid#												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)												
HENRY DONOVAN & VIVIENNE		3147	0092	12-18-2009	U	1	0	B01	Year	Code	Assessed	Year	Code	Assessed						
HENRY DONOVAN M & VIVIENNE		2947	0294	09-24-2007	Q	1	285,000	A00	2019	1-1	25,520	2018	1-1	25,520						
ZELLES RICHARD B		0781	0277	04-08-1982	Q	1	90,000	A	1-3	119,810	119,810	2017	1-1	25,520						
								Total	145,330	Total	145,330	Total	145,330	Total						
EXEMPTIONS		OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRaised VALUE SUMMARY											
									Appraised Bldg. Value (Card)											
			Total		0.00				178,200											
ASSESSING NEIGHBORHOOD																				
Nbhd	Nbhd Name	B	Tracing			Batch			Appraised Xf (B) Value (Bldg)											
0001									0											
NOTES																				
REPL 26 WINDOWS, EA TO 1981, 2007. DEL																				
64SF & ADD 96SF FR/SHED, 2016 REVAL.																				
WINDOWS 1989-1992 2021																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result						
B-21-909 56179 49016 48558	09-13-2021 11-24-2009 05-11-2007 03-19-2007	WH PL BLD BLD	Water Heater	3,619 850 2,800 7,800		100	10-01-2021	REPLACE 6 WINDOWS Replace gas water heater tank Re-roof - 2nd layer (15 sqs. - 3 Replaced (26) windows, includ	10-08-2021 04-20-2016 04-20-2016 10-26-2006	MAF JM JM JJ	2 1 10 63	24 01 10 63	Permit Review Measure - No Entry-NOH Send Callback Letter 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	102	Two Family	R4		0.180	AC	60,802	4.16328	5	1.00	17	0.800		1.0000	36,450					
Total Card Land Units						0.1800	AC	Parcel Total Land Area	0.1800					Total Land Value	36,450					

Property Location 10-12 ECHO LN  
Vision ID 3945

Account # 3945

Map ID 34 / 140 /

Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 102  
Print Date

### CONSTRUCTION DETAIL

Element	Cd	Description
Style	12	Duplex
Model	01	Residential
Grade:	57	1.05
Stories	2.0	
Occupancy	2	
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:	01	None
Total Bedrooms	6	
Full Bthrms:	2	
Half Baths:	2	
Extra Fixtures	0	
Total Rooms:	12	
Bath Style:	02	Average
Kitchen Style:	02	Average
Num Kitchens	2	
Fireplaces	0	
Extra Openings	0	
Prefab Fpl(s)	0	
% Basement	100	
Bsmt Garage(s)		
% Fin Bsmt	0	
% Rec Room	50	
% Semi FBM	0	
% Attic Fin	0.00	

### CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
% Semi FBM	0	
% Attic Fin	0.00	
Unfin %	0	
<b>CONDO DATA</b>		
Parcel Id	C	Owner
	B	S
Adjust Type	Code	Description
Condo Flr		
Condo Unit		
<b>COST / MARKET VALUATION</b>		
Building Value New	234,469	
Year Built	1975	
Effective Year Built	1992	
Depreciation Code	A	
Remodel Rating		
Year Remodeled		
Depreciation %	24	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	76	
RCNLID		
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

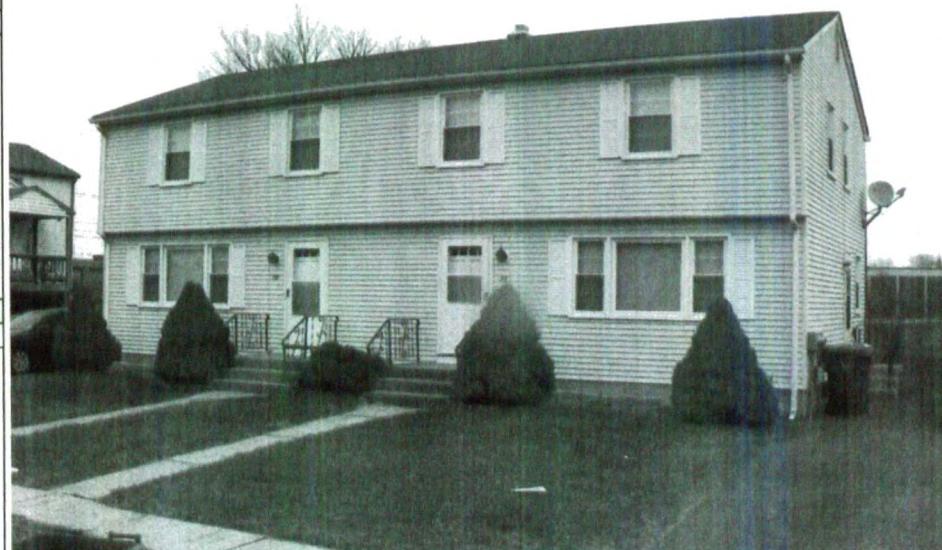
### OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD0	SHED =<100	L	96	0.00	2016		80		0.00	0

### BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	83.50	100,200
BSM	Basement	0	1,200	360	25.05	30,060
FUS	Finished Upper Story	1,248	1,248	1,248	83.50	104,208
Ttl Gross Liv / Lease Area		2,448	3,648	2,808		234,468

FUS  
BAS  
BSM



3945 03/26/2016

Property Location 10-12 ECHO LN  
Vision ID 3945

Account # 3945

Map ID 34 / 140 /

Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 102  
Print Date 10-08-2021 9:53:39 A

CURRENT OWNER			TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				6043  EAST HARTFORD, CT  <b>VISION</b>												
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												RES LAND	1-1	36,450		25,520											
												DWELLING	1-3	171,160		119,810											
			<b>SUPPLEMENTAL DATA</b>																								
			Alt Prcl ID	1545-0010			Locn Suffix																				
Homeown				Zoning	R-4																						
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Class	Res			Assoc Pid#																							
GIS ID				Total	207,610									145,330													
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			0781	0277	04-08-1982		Q	I	90,000	A		1-3	119,810		1-3	119,810		1-3	119,810								
			Total							Total	145,330	Total	145,330	Total	145,330	Total	145,330										
EXEMPTIONS			OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor  <b>APPRAISED VALUE SUMMARY</b>  Appraised Bldg. Value (Card) 171,160 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 36,450 Special Land Value 0 Total Appraised Parcel Value 207,610 Valuation Method C  Total Appraised Parcel Value 207,610										
Year	Code	Description	Amount		Code	Description		Number		Amount	Comm Int																
			Total	0.00																							
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56179	11-24-2009	PL		850				Replace gas water heater tank				04-20-2016	JM		01		Measure - No Entry-NOH										
49016	05-11-2007	BLD		2,800				Re-roof - 2nd layer (15 sqs. - 3				04-20-2016	JM		10		Send Callback Letter										
48558	03-19-2007	BLD		7,800				Replaced (26) windows, includ				10-26-2006	JJ		63		Verified										
<b>LAND LINE VALUATION SECTION</b>																											
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### CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style	12	Duplex	% Semi FBM	0	
Model	01	Residential	% Attic Fin	0.00	
Grade:	57	1.05	Unfin %	0	
Stories	2.0				
Occupancy	2				
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:	01	None			
Total Bedrooms	6				
Full Bthrms:	2				
Half Baths:	2				
Extra Fixtures	0				
Total Rooms:	12				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Num Kitchens	2				
Fireplaces	0				
Extra Openings	0				
Prefab Fpl(s)	0				
% Basement	100				
Bsmt Garage(s)					
% Fin Bsmt	0				
% Rec Room	50				
% Semi FBM	0				
% Attic Fin	0.00				

### CONSTRUCTION DETAIL (CONTINUED)

FUS  
BAS  
BSM

#### CONDOS DATA

Parcel Id	C	Own	
	B	S	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

#### COST / MARKET VALUATION

Building Value New	234,469
Year Built	1975
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	
Dep % Ovr	
Dep Ovr Comment	171,160
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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3945 03/26/2016