

**Property Location: 11 CLAIRE RD**

MAP ID: 66 / 103 /

**Bldg Name**

**State Use: 10**

Vision ID: 2876

Account #2876

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 05/07/2013 13:13

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
					Description	Code	Appraised Value	Assessed Value
LA CASSE ROGER & SARAH A	A Good	1 All	1 Paved		RES LAND DWELLING	1-1 1-3	51,920 142,000	36,340 99,400
11 CLAIRE RD								
EAST HARTFORD, CT 06118	<b>SUPPLEMENTAL DATA</b>							
Additional Owners:	Other ID:	0990-0011	Locn Suffix					
	Homeowner Cr		Zoning	R-2				
	Census	5111	Res Area	1715				
	VCS	0502	Non Res Area	0				
	# Units	1	Lot Size	.25				
	Class	Res						
	GIS ID:		ASSOC PID#					
					Total		193,920	135,740

**RECORD OF OWNERSHIP**

BK-VOL/PAG

**SALE DATE**

*a/u v/i SAL*

PRICE V.C.

**PREVIOUS ASSESSMENTS (HISTORY)**

LA CASSE ROGER & SARAH A	2567/ 116	05/16/2005	Q	I	177,000	A00	Yr.	Code	REVALUATION ASSESSMENT HISTORY					
									Assessed Value	Yr.	Code	Assessed Value	Yr.	
MAGOWAN MICHAEL D	1591/ 131	11/03/1995	Q	I	90,000	A	2012	1-1	36,340	2011	1-1	36,340	2010	
COWGILL WILLIAM R TRUSTEE	1533/ 275	09/16/1994	Q	I	0	NC	2012	1-3	99,400	2011	1-3	99,400	2010	
COWGILL WILLIAM R	1191/ 108	01/13/1989	Q	I	0	NC							1-3	
COWGILL, WILLIAM R & DORIS A	236/ 269	01/01/1900	Q	V	0	NC								
								Total:		135,740	Total:	135,740	Total:	162,620

## **EXEMPTIONS**

#### **OTHER ASSESSMENTS**

EXAMINATIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. In
		Total:						

*This signature acknowledges a visit by a Data Collector or Assessor*

#### **APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	142,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	51,920
Special Land Value	0
Total Appraised Parcel Value	193,920
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>193,920</b>

**BUILDING PERMIT RECORD**

BUILDING PERMIT RECORD								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
E-12-403	06/25/2012	EL	Electric	600		0		wire abv grd pool
B-12-502	06/19/2012	RV	Review	3,800		0		install 21' abv grd pool
50163	10/04/2007	EL		1,000		0		Service upgrade from 10
49920	09/04/2007	EL		0		0		Wire bedroom/bathroom
49814	08/22/2007	HP		0		0		Add new zone of heat, ba
49190	06/01/2007	BLD		69,210		0		Addition - 645 sf. & carp

#### **VISIT/CHANGE HISTORY**

VISIT / CHANGE HISTORY						
	Date	Type	IS	ID	Cd.	Purpose/Result
ol 10 om , ba arp	04/29/2005			JJ	63	Verified

## LAND LINE VALUATION SECTION

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	101	One Family		R2		100		0.25	AC	60,802.00	3.1049	5		1.00	05	1.10				1.00		51,920
Total Card Land Units:					0.25	AC	Parcel Total Land Area:	0.25	AC												Total Land Value:	51,920

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description					
Style	01	Ranch	Residential			% Attic Fin	0							
Model	01	Residential				Unfin %	0							
Grade	57	1.05				Int vs. Ext	2		Same					
Stories	1.0					Framing	1		Wood Joist					
MIXED USE														
Exterior Wall 1	25	Vinyl Siding	Code	Description			Percentage							
Exterior Wall 2			101	One Family			100							
Roof Structure	03	Gable												
Roof Cover	00	Typical												
Interior Wall 1	05	Drywall	COST/MARKET VALUATION											
Interior Wall 2			Adj. Base Rate:						90.89					
Interior Flr 1	12	Hardwood	Replace Cost						189,333					
Interior Flr 2			AYB						1955					
Heat Fuel	10	Other	EYB						1986					
Heat Type	05	Hot Water	Dep Code						G					
AC Type	03	Central	Remodel Rating											
Total Bedrooms	3		Year Remodeled						2008					
Full Bthrms	2		Dep %						25					
Half Baths	0		Functional ObsInc											
Extra Fixtures	0		External ObsInc											
Total Rooms	6		Cost Trend Factor						1					
Bath Style	02	Average	Condition											
Kitchen Style	02	Average	% Complete											
Num Kitchens	1		Overall % Cond						75					
Fireplaces	1		Apprais Val						142,000					
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	40		Cost to Cure Ovr Comment											
% 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
	ACP						2012					

## BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,715	1,715	1,715	90.89	155,884
BSM	Basement	0	1,040	312	27.27	28,359
CPT	Carport	0	376	56	13.54	5,090

Ttl. Gross Liv/Lease Area: 1,715 3,131 2,083 189,333

