

Property Location: 10 BROOK ST

MAP ID: 28 / 39 / 1

Bldg Name:

State Use: 101

Vision ID: 1363

Account # 1363

Bldg #: 1 of 1

Sec #: 1 of 1

1 Card 1 of 1

Print Date: 05/05/2015 09:11

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
FITZGERALD HELEN S KRASNOFF MARY F 10 BROOK ST  EAST HARTFORD, CT 06108 Additional Owners:		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value
						RES LAND	1-1	46,960	32,870
						DWELLING	1-3	106,350	74,450
						6043 EAST HARTFORD, CT			
						VISION			
SUPPLEMENTAL DATA						Total			
Other ID: 0545-0010 Homeowner Cr Census 5101 VCS 2002 # Units 1 Class Res GIS ID:						Locn Suffix Zoning R-2 Res Area 1372 Non Res Area 0 Lot Size .24 ASSOC PID#			
						153,310 107,320			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/t	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
FITZGERALD HELEN S		3014/ 163	05/21/2008	U	1	0	B01	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
FITZGERALD HELEN S		2774/ 270	07/21/2006	U	1	0	B01	2014	1-1	32,870	2013	1-1	32,870	2012	1-1	32,870	
FITZGERALD MICHAEL J & HELEN		313/ 261	08/05/1960	Q	1	17,500	NC	2014	1-3	74,450	2013	1-3	74,450	2012	1-3	74,450	
Total:								107,320		Total:		107,320		Total:		107,320	

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																		
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch										
0001/A																		
NOTES																		
ADD VINYL SDG, \$10,397, 2003. C TO B CONDITION, 2004.																		
Appraised Bldg. Value (Card) 106,350																		
Appraised XF (B) Value (Bldg) 0																		
Appraised OB (L) Value (Bldg) 0																		
Appraised Land Value (Bldg) 46,960																		
Special Land Value 0																		
Total Appraised Parcel Value 153,310																		
Valuation Method: C																		
Adjustment: 0																		
Net Total Appraised Parcel Value 153,310																		

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	
118666	07/11/2003	OT		0		0		NULL	06/19/2006			JE	63	Verified	
									5-12-16			JM	64	✓	
									5/17/16 (alt)						

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	Adj. Unit Price	Land Value
1	101	One Family	R2		75		0.24 AC	60,802.00	3.2183	5	1.00	2002	1.00		Spec Use	Spec Calc	1.00		46,960
Total Card Land Units: 0.24 AC Parcel Total Land Area: 0.24 AC Total Land Value: 46,960																			

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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial ✓	% Attic Fin	0		
Model	01		Residential ✓	Unfin %	0		
Grade	55		1.00 ✓	Int vs. Ext	2		Same
Stories	2.0 ✓			Framing	1		Wood Joist
Occupancy	1 ✓			MIXED USE			
Exterior Wall 1	25		Vinyl Siding ✓	Code	Description		Percentage
Exterior Wall 2				101	One Family		100
Roof Structure	03		Gable ✓	COST/MARKET VALUATION			
Roof Cover	00		Typical Asph Sh ✓				
Interior Wall 1	05		Drywall	Adj. Base Rate:		86.36	
Interior Wall 2				Replace Cost		156,401	
Interior Flr 1	12		Hardwood	AYB		1960	
Interior Flr 2				EYB		1979	
Heat Fuel	10		Other	Dep Code		A	
Heat Type	05		Hot Water	Remodel Rating			
AC Type	01		None	Year Remodeled		2003	
Total Bedrooms	3			Dep %		32	
Full Bthrms	1			Functional ObsInc			
Half Baths	1			External ObsInc			
Extra Fixtures	0			Cost Trend Factor		1	
Total Rooms	6			Condition			
Bath Style	02		Average	% Complete			
Kitchen Style	02		Average	Overall % Cond		68	
Num Kitchens	1			Apprais Val		106,350	
Fireplaces	1			Dep % Ovr		0	
Extra Openings	0			Dep Ovr Comment			
Prefab Fpl(s)	0			Misc Imp Ovr		0	
% Basement	100			Misc Imp Ovr Comment			
Bsmt Garage(s)				Cost to Cure Ovr		0	
% Fin Bsmt	0			Cost to Cure Ovr Comment			
% Rec Room	0						
% Semi FBM	0						

FGR

ENP

FUS  
BAS  
BSM

24

9

10

16

24

28

FOP  
FUS

9

5

## 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	672	672	672	86.36	58,035
BSM	Basement	0	672	202	25.96	17,445
ENP	Enclosed Porch	0	90	36	34.54	3,109
FGR	Garage	0	384	192	43.18	16,581
FOP	Open Porch	0	45	9	17.27	777
FUS	Finished Upper Story	700	700	700	86.36	60,453

Ttl. Gross Liv/Lease Area: 1,372 2,563 1,811 156,401

