

1-7 Cannon Rd Parcel# 2130 SC 0670-0001 CT 5112 VCS 0802 Lot 339 Map 59		Acnt 0057108 Chodorowski Thomas P Vol 2685 21 Olney Rd Page 123 Wethersfield CT 06109 Prfx		T&U 4 Family BL 1,593 Perm 172 Wall Ratio 9.26		Class 12.53 BF 56.13 CF ABP 56.13		East Hartford Connecticut		File L 1 Card 01 Of 01															
Property Location and Identification				Owner of Record				Pricing Control Fields				Assessment District													
1 Type and Use 4 Family 7.03 2 Story Height 2 Story 25.82 3 Design/Style Row 4 Foundation/Basement No Basement -2.81 5 Fascia Metal/Vinyl 5a Common Wall 6 Roof Type Gable 6a Roof/Floor System Wood Joist 7 Floor Finish Hard Wood 8 Interior Finish Wallboard 9 Heating Forced Air 9a Air Conditioning None 10 Plumbing Fixtures Adequate 11 Builtins/Other Features				Principal Building and Addition Description +27+59 14 1#-9 -4+11 14.A 2#-9 +3+10 14.B 3#-9 +3-10 14.C 4#-9 -4-11 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O				Principal Building Add/Deduct Single Floor Area Price Schedule Value 2S/CB/NB 30.04 1,593 86.17 137,269 1S/FR/NB 110 44 57.27 2,520 OP 040 30 25.50 765 OP 040 30 25.50 765 1S/FR/NB 110 44 57.27 2,520																	
<div>B-OP</div> <div>C-OP</div> <div>2S/CB/NB</div> <div>A</div> <div>D</div>				Assessor Transaction Information Listed JJ 08/17/2006 Verified Verified 08/17/2006 Reviewed Action X Action Date 09/21/2006 * Print Date 09/21/2006 12:09 Version 12.20 (Build 7263) (c) Copyright 1987-2006, SLH Technology, Inc.				14 Total Schedule Value 143,839 COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 12.53 16 Repl Val 136,647 16a CF (1.09) 136,647 17 Norm Cond R-Good 73 18a Market R-Avg 87 18b Market 19 Accrued 64 20 Appraised 87,450																	
				Additional Owners/Assessment History 2005 79,690 Prato Mark 2004 79,690 A K Realty Investors L 2003 87,660 Pope Thomas 2000 83,650 Pope Thomas 1992 43,700 Pope Thomas 1986 43,700 Harley, Kenneth G Etal 1982 43,700 Wurmnest,Louis W & Caro 1980 18,630 Wurmnest,Louis W & Caro				Year Built 1941 Additions Modernized Effective 1950 No# Units 4 No# Rooms 8D8U No# Bedrooms 8 Utilities All Street Paved Topography Good Total Area 3,274 Res Area 3,274 Non-res Area																	
				DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Wrm Msk Accr Appraised Value																					
				Sale Date Qual Sale Price Vol Page Grantee 01/05/2006 Y 239,900 2685 123 Chodorowski Thomas P 06/10/2005 Y 195,000 2580 024 Prato Mark 11/12/2003 Y 135,000 2327 37 Calkins Fred 07/18/1987 Y 187,600 1071 164 Pope Thomas 05/19/1983 Y 82,000 819 183 Harley, Kenneth G Etal 12/19/1978 Y 43,000 650 302 Wurmnest,Louis W & Carol																					
Assessment Change Report Land 31,350 65 Bldg 52,300 117 OutB Totl 83,650 98 L Vcs 25,000 117 B Vcs 54,000 162 Cls Listed/Vcs 12.53 10.53 S/Sf 3,274 35 65 Adj Sp Sale/Sf Sale/Un V/M				10% I&E, 2001-2003, REMOVE 2004. C TO B CONDITION, VINYL SDG & WIN DOWS PER REVAL 2006.																					
Frontage Front Ref		Avg Dep Classification		Dep Fact 93		Eq Front Acres/Units		Rate		Sched Val		Condition		Influence		Market		Land Value		Land Class		Land Zone		VCS Land Rate / Market	
90		129		93		84		420		35,280								35,280		Res		R-5		420	
																								25,000	
																				APPAISAL		Item Count		ASSESSMENT	
																				29,280		Land 1		20,500	
																				87,450		Building 1		61,210	
																						OutBldgs			
LAND SUMMARY TOTALS				Acres		0.27				35,280						A-Aver 83		29,280		116,730		TOTAL		81,710	

1-7 Cannon Rd
Parcel# 2130 SC 0670-0001
CT 5112
VCS 0802 Lot 339 Map 59

Acnt 0057108 Chodorowski Thomas P
Vol 2685 21 Olney Rd
Page 123 Wethersfield CT 06109
Prfx

T&U 4 Family
BL 1,593
Perm 172
Wall Ratio 9.26

Class
BP 56.13
CF
ABP 56.13

East Hartford
Connecticut

File L 1
Card 01
Of 01

Property Location and Identification

Owner of Record

Pricing Control Fields

Assessment District

1 Type and Use
4 Family 7.03
2 Story Height
2 Story 25.82
3 Design/Style
Row
4 Foundation/Basement
No Basement -2.81
5 Curb
Cement Block -3.37
6 Common Wall
6 Roof Type
Gable
6a Roof/Floor System
Wood Joist
7 Floor Finish
Hard Wood
8 Interior Finish
Wallboard
9 Heating
Forced Air
9a Air Conditioning
None
10 Plumbing Fixtures
Adequate
11 Builtins/Other Features

Principal Building and Addition Description
+27+59 14
1#-9 -4+11 14.A
2#-9 +3+10 14.B
3#-9 +3-10 14.C
4#-9 -4-11 14.D
14.E
14.F
14.G
14.H
14.I
14.J
14.K
14.L
14.M
14.N
14.O

2S/CB/NB
A
D

B-OP
C-OP

10% I&E, 2001-2003, REMOVE 2004. C TO B CONDITION PER REVAL 2006.

Assessor Transaction Information
Listed JJ 08/17/2006
Verified Verified 08/17/2006
Reviewed
Action X
Action Date 09/12/2006
Print Date 09/12/2006 17:09
Version 12.20 (Build 7254)
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14 Total Schedule Value 138,470
COST/MARKET/CORRELATIVES/APPAISED BUILDING
15 Class 12.53 16 Repl Val 131,547
16a CF (1.09) 131,547
17 Norm Cond R-Good 70
18a Market R-Avg 89
18b Market
19 Accrued 62 20 Appraised 81,560

Additional Owners/Assessment History
2005 79,690 Prato Mark
2004 79,690 A K Realty Investors L
2003 87,660 Pope Thomas
2000 83,650 Pope Thomas
1992 43,700 Pope Thomas
1986 43,700 Harley, Kenneth G Etal
1982 43,700 Wurmnest,Louis W & Caro
1980 18,630 Wurmnest,Louis W & Caro

Year Built 1941
Additions
Modernized
Effectively 1950 1945
No# Units 4
No# Rooms 8D8U
No# Bedrooms 8
Utilities All
Street Paved
Topography Good
Total Area 3,274
Res Area 3,274
Non-res Area

Assessment Change Report
Land 31,350 65
Bldg 52,300 109
OutB
Totl 83,650 93
L Vcs 25,000 117
B Vcs 54,000 151
Cls Listed/Vcs 12.53 10.53
S/Sf 3,274 33.85
Adj Sp
Sale/Sf
Sale/Un
V/M

LAND SUMMARY TOTALS
Acres 0.27
35,280
A-Aver 83
29,280
110,840
TOTAL 77,590

Frontage
Front Ref 90
Avg Dep
Classification 129
Dep Fact
93
Eq Front
Acres/Units 84
Rate 420
Sched Val 35,280
Condition
Influence
Market
Land Value 35,280
Land Class Res
Land Zone R-5
VCS Land Rate / Market 420
25,000
APPRAISAL
29,280
81,560
Item Count
Land 1
Building 1
OutBldgs
ASSESSMENT
20,500
57,090

2S/CB/NB

VINYL S&G + WINDOWS

82
18
22

4

1-7 Cannon Rd Parcels 2130 SC 0670-0001 CT VCS 0802 Lot 339 Map 59		Acnt 0055519 Prato Mark Vol 2580 482 Half Way House Rd Page 024 Windsor Locks CT 06096 Prfx		T&U BL Perm Wall Ratio		Class BP CF ABP		East Hartford Connecticut		File L 1 Card 01 of 01			
Property Location and Identification				Owner of Record		Pricing Control Fields			Assessment District				
1 Type and Use 4 Family 2 Story Height 2 Story 3 Design/Style Row 4 Foundation/Basement No Basement 5 Fascia Cement Block Common Wall				Principal Building and Addition Description +27+59 14 1#-3-11 14.A 2#-3-10 14.B 3#-3-10 14.C 4#-3-11 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O				Principal Building Add/Deduct 2S/CB/NB 1S/FR/NB 110 OP REF 30 OP REF 30 1S/FR/NB 110		Single Floor Area 1,593 30 30 30		Price Schedule Value	
6 Roof Type Gable 6a Roof/Floor System Wood Joist 7 Floor Finish Hard Wood 8 Interior Finish Wallboard				9 Heating Hot Water 10 Air Conditioning None 10 Plumbing Fixtures Adequate 4 Baths 11 Builtins/Other Features				Assessor Transaction Information Listed 04 01/30/1994 Verified Estimated Reviewed Action Action Date Print Date 11/29/2005 07:11 Version 10.20 (Build 6302) (c) Copyright 1987-2005, SLN Technology, Inc.		14 Total Schedule Value COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 12.53 16 Repl Val 16a CF 17 Norm Cond R-Normal 62 18a Market R-Avg 105 18b Market 19 Accrued 65 20 Appraised			
Add/Deduct Total				Additional Owners/Assessment History Listed by: Date: 8.17.06 Reviewed by: Date: / / PID Updated: Date: 9.12.06				Year Built 1941 Additions Modernised Effective 1945 No# Units 4 No# Rooms 8D8U No# Bedrooms 8 Utilities All Street Paved Topography Good Total Area Res Area Non-res Area					
Revaluation Field Card NEW SIDING & WINDOWS (2006)				DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Dec Item Code Repl Value Nrm Mkt Acct Appraised Value									
10% I&E, 2001-2003, REMOVE 2004.				WITNESS TO INTERIOR INSPECTION Signature: Emma Thomas Date: 8.17.06 Comments/Remarks:				Sale Date 06/10/2005 Y Sale Price 195,000 Vol 2580 Page 024 Grantee Prato Mark					
Frontage Avg Dep Dep Fact Eq Front Front Ref Classification Acres/Units Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market				90 129 Res R-5 APPRAISAL Item Count ASSESSMENT Land 1 20,500 Building 1 59,190 OutBldg TOTAL 79,690									
LAND SUMMARY TOTALS Acres													

100-1000

100-1000