

Property Location: 10 LANDERS RD

MAP ID: 41// 55//

Bldg Name:

State Use: 101

Vision ID: 7710

Account # 7710

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 05/05/2015 15:45

| CURRENT OWNER | | TOPO. | | UTILITIES | | STRT/ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | | |
|-------------------------|--|---------------------|-------|-------------|-------|-----------|--|----------|--|--------------------|------------|------------------|------------------|------------------------|--|
| FLYNN ELIZABETH | | A Good | 1 All | 1 | Paved | | | | | Description | Code | Appraised Value | Assessed Value | | |
| 10 LANDERS RD | | | | | | | | | | RES LAND DWELLING | 1-1 1-3 | 46,030 75,750 | 32,220 53,030 | | |
| EAST HARTFORD, CT 06118 | | SUPPLEMENTAL DATA | | | | | | | | | | | | 6043 EAST HARTFORD, CT | |
| Additional Owners: | | Other ID: 2860-0010 | | Loen Suffix | | | | | | | | | | | |
| Homeowner Cr | | Zoning | R-2 | | | | | | | | | | | | |
| Census 5109 | | Res Area | 912 | | | | | | | | | | | | |
| VCS 0202 | | Non Res Area0 | | | | | | | | | | | | | |
| # Units 1 | | Lot Size .2 | | | | | | | | | | | | | |
| Class Res | | ASSOC PID# | | | | | | | | | | | | | |
| GIS ID: | | | | | | | | | | Total | 121,780 | 85,250 | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|------|------|----------------|------|------|----------------|
| FLYNN ELIZABETH | | 408/ 420 | 01/01/1900 | Q | V | | 0 NC | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
| | | | | | | | | 2014 | 1-1 | 32,220 | 2013 | 1-1 | 32,220 | 2012 | 1-1 | 32,220 |
| | | | | | | | | 2014 | 1-3 | 53,030 | 2013 | 1-3 | 53,030 | 2012 | 1-3 | 53,030 |

| EXEMPTIONS | | OTHER ASSESSMENTS | | | | | | APPRaised VALUE SUMMARY | | | | | |
|------------|------|-------------------|--|--------|------|-------------|--|-------------------------|--------|------------|-------------------------------|--|--------|
| Year | Type | Description | | Amount | Code | Description | | Number | Amount | Comm. Int. | | | |
| | | | | | | | | | | | Appraised Bldg. Value (Card) | | 75,750 |
| | | Total: | | | | | | | | | Appraised XF (B) Value (Bldg) | | 0 |

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|-------------------|---------|-------|
| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
| 0001/A | | | | |

| NOTES | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| ADD VINYL SDG, C TO B 2005, SKETCH | | | | | | | | | |
| REVISION PER 2006 REVAL. | | | | | | | | | |
| Total Appraised Parcel Value 121,780 | | | | | | | | | |
| Valuation Method: C | | | | | | | | | |
| Adjustment: 0 | | | | | | | | | |
| Net Total Appraised Parcel Value 121,780 | | | | | | | | | |

| 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 |
| 47115 | 09/06/2006 | HT | | 4,000 | | 0 | | Boiler replacement | 03/02/2005 | | | RG | 63 | Verified |
| | | | | | | | | | 8/23/15 | | | CH | 01 | 10 |

| 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 | 101 | One Family | R2 | | 65 | | 0.20 | AC | 60,802.00 | 3.7853 | 5 | | 1.00 | 02 | 1.00 | | | 1.00 | | 46,030 |
| | | Total Card Land Units: | | | 0.20 | AC | Parcel Total Land Area: | 0.2 AC | | | | | | | | | | Total Land Value: | 46,030 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | | | | | | | | | | | | | |
|--|-------------|--------------|---------------------------------|-----------|-----------|-----------------|-----|-----|--------------------------|-------------|------------|------------|--|--|--|--|--|--|
| Element | Cd. | Ch. | Description | | | Element | Cd. | Ch. | Description | | | | | | | | | |
| Style | 01 | Ranch | | | | | | | % Attic Fin | 0 | | | | | | | | |
| Model | 01 | Residential | | | | | | | Unfin % | 0 | | | | | | | | |
| Grade | 55 | 1.00 | | | | | | | Int vs. Ext | 2 | Same | | | | | | | |
| Stories | 1.0 | | | | | | | | 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 | | | | | | | | | | | | | | | | |
| Roof Cover | 00 | Typical | | | | | | | | | | | | | | | | |
| Interior Wall 1 | 05 | Drywall | | | | | | | COST/MARKET VALUATION | | | | | | | | | |
| Interior Wall 2 | | | | | | | | | Adj. Base Rate: | 97.27 | | | | | | | | |
| Interior Flr 1 | 08 | Mixed | | | | | | | Replace Cost | 116,534 | | | | | | | | |
| Interior Flr 2 | | | | | | | | | AYB | 1951 | | | | | | | | |
| Heat Fuel | 10 | Other | | | | | | | EYB | 1976 | | | | | | | | |
| Heat Type | 05 | Hot Water | | | | | | | Dep Code | A | | | | | | | | |
| AC Type | 01 | None | | | | | | | Remodel Rating | | | | | | | | | |
| Total Bedrooms | 3 | | | | | | | | Year Remodeled | | | | | | | | | |
| Full Bthrms | 1 | | | | | | | | Dep % | 35 | | | | | | | | |
| Half Baths | 0 | | | | | | | | Functional ObsInc | | | | | | | | | |
| Extra Fixtures | 0 | | | | | | | | External ObsInc | | | | | | | | | |
| Total Rooms | 5 | | | | | | | | Cost Trend Factor | 1 | | | | | | | | |
| Bath Style | 02 | Average | | | | | | | Condition | | | | | | | | | |
| Kitchen Style | 03 | Modern | | | | | | | % Complete | | | | | | | | | |
| Num Kitchens | 1 | | | | | | | | Overall % Cond | 65 | | | | | | | | |
| Fireplaces | 0 | | | | | | | | Apprais Val | 75,750 | | | | | | | | |
| 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 | 0 | | | | | | | | Cost to Cure Ovr Comment | | | | | | | | | |
| % Semi FBM | 0 | | | | | | | | | | | | | | | | | |
| OB-OUTBUILDING & 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 | 912 | 912 | 912 | 97.27 | 88,714 | | | | | | | | | | | | |
| BSM | Basement | 0 | 912 | 274 | 29.22 | 26,653 | | | | | | | | | | | | |
| FOP | Open Porch | 0 | 24 | 5 | 20.27 | 486 | | | | | | | | | | | | |
| WDK | Deck | 0 | 72 | 7 | 9.46 | 681 | | | | | | | | | | | | |
| Ttl. Gross Liv/Lease Area: | | | 912 | 1,920 | 1,198 | 116,534 | | | | | | | | | | | | |

