

10 Brook St Parcel 1363 sc 0545-0010 cr 5101 VCS 2002 Lot 39 Map 28			Acnt 0003424 Fitzgerald Michael J & Helen (S) Vol 313 10 Brook St Page 261 East Hartford CT 06108			T&U Single Family Class 10.55 BL 672 BP 79.65 Perm 104 CF Wall Ratio 6.46 ASB 79.65			East Hartford Connecticut		File L 2 Card 01 of 01
Property Location and Identification			Owner of Record			Pricing Control Fields			Assessment District		
1 Type and Use <u>Single Family</u> 2 Story Height 2 Story 36.64 3 Design/Style <u>Colonial</u> 9.96 4 Foundation/Basement <u>Full Basement</u> 5 Fascia <u>Metal/Vinyl</u> 6a Common Wall 6 Roof Type <u>Gable</u> 6a Roof/Floor System Wood Joist 7 Floor Finish Hard Wood 8 Interior Finish Drywall Basement Finish None 9 Heating Hot Water 9a Air Conditioning None 10 Plumbing Fixtures 1.5 Baths 2.05 11 Builtins/Other Features Fireplace 3.20 Add/Deduct Total 51.85			Principal Building and Addition Description +24+28 14 1 - 5+9 14.A 2 #10-9 14.B 2#-10+9 #16-24 14.C 4 -1-28 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/FR/B 51.85 672 131.50 88,368 Sty Description Code OP 040 45 23.80 1,071 EP 080 90 37.40 3,366 G/1C 050 384 19.90 7,642 2ND/S/OH 080 28 54.64 1,530					
			Assessor Transaction Information Listed JE 06/19/2006 COST/MARKET/CORRELATIVES/APPRaised BUILDING Verified Verified 06/19/2006 Reviewed Action X Action Date 06/28/2006 Print Date 06/28/2006 10:06 Version 11.30 (Build 7175) (c) Copyright 1987-2006, SLH Technology, Inc.			14 Total Schedule Value 101,977 15 Class 10.55 16 Repl Val 101,977 16a CF (1.09) 101,977 17 Norm Cond R-Good 78 18a Market R-Avg 105 18b Market 19 Accrued 82 20 Appraised 83,620					
Additional Owners/Assessment History 2005 88,000 Fitzgerald Michael J & 2003 83,730 Fitzgerald Michael J & 2000 71,810 Fitzgerald Michael J & 1992 42,220 Fitzgerald Michael J &			Year Built 1960 Additions Modernized 2003 Effective 1960 No# Units 1 No# Rooms No# Bedrooms 3 Utilities ALL Street Paved Topography Good Total Area 1,372 Res Area 1,372 Non-res Area								
DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nm Mrk Accr Appraised Value											
Sale Date Qual Sale Price Vol Page Grantee 08/05/1960 17,500 313 261 Fitzgerald Michael J & He											
JUL 12 2006 ✓											

Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
75	142	97	73	480	35,040				35,040	Res	R-2	480 47,280
										APPRAISAL	Item Count	ASSESSMENT
										42,400	Land 1	29,680
										83,620	Building 1	58,530
										OutBldgs		
LAND SUMMARY TOTALS			Acres 0.24		35,040			A-Aver 121	42,400	126,020	TOTAL	88,210

10 Brook St Parcel# 1363 SC 0545-0010 CT VCS 2002 Lot 39 Map 28				Acct 0003424 Fitzgerald Michael J & Helen (S) Vol 313 10 Brook St Page 261 East Hartford CT 06108				T&U BL Perm Wall Ratio	Class BP CF ABP	East Hartford Connecticut	File L 2 Card 01 of 01				
Property Location and Identification				Owner of Record				Pricing Control Fields		Assessment District					
1 Type and Use Single Family		Principal Building and Addition Description						Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value			
2 Story Height 2 Story								+24+28	14	2S/FR/B	672				
3 Design/Style Colonial								1 -5+9	14.A	OP 040	45				
4 Foundation/Basement Full Basement								2 #10-9	14.B	EP 080	90				
5 Fascia Metal/Vinyl								2#-10+9 #15-24	14.C	G/1C 050	360				
6 Roof Type Gable								4 -1-28	14.D	2ND/S/OH 080	28				
6a Roof/Floor System Wood Joist									14.E						
7 Floor Finish Hard Wood									14.F						
8 Interior Finish Drywall									14.G						
Basement Finish None									14.H						
9 Heating Hot Water									14.I						
9a Air Conditioning None									14.J						
10 Plumbing Fixtures 1.5 Baths									14.K						
11 Builtins/Other Features Fireplace									14.L						
Add/Deduct Total									14.M						
Revaluation Field Card									14.N						
									14.O						
Assessor Transaction Information															
Listed	07	10/24/1990			14 Total Schedule Value										
Verified	Verified				COST/MARKET/CORRELATIVES/APPRaised BUILDING										
Reviewed					15 Class 10.55		16 Repl Val								
Action					16a CF (
Action Date					17 Norm Cond		R-Good								
Print Date	04/19/2006 09:04				18a Market		R-Avg								
Version	10.20 (Build 7108)				18b Market										
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Additional Owners/Assessment History															
Listed by: JE Date: 6/19/06															
Reviewed by: _____ Date: 1/1/06															
PID Updated: Jun 28, 2006 Date: JUN 28 2006															
DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS															
Units	Des	Item	Code	Repl Value	Nrm	Mrk	Accr	Appraised Value							
ADD VINYL SDG, \$10,397, 2003. C TO B CONDITION, 2004 GOOD COND handicap ramp to B-EP. GREY WITNESS TO INTERIOR INSPECTION Signature: Helen Fitzgerald Date: 6/19/06 Comments/Remarks:				Sale Date Qual Sale Price Vol Page Grantee											
				08/05/1960 17,500 313 261 Fitzgerald Michael J & He											
Frontage Front Ref	Avg Depth Classification	Depth Factor Acres/Units	Eq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market			
75	142									Res	R-2				
										APPRaisal	Item Count	ASSESSMENT			
										Land	1	29,680			
										Building	1	58,320			
										OutBldgs					
												TOTAL	88,000		
LAND SUMMARY TOTALS				Acres											

2000
500
100