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| 1-3 Higbie Dr Parcel# 6348 SC 2310-0001 CT 5112 VCS 0802 Lot 59 Map 58 | | Acnt 0046045 Sheperd Marlene R Vol 2051 3 Higbie Dr Page 43 East Hartford CT 06108 Prfx | | T4U 2 Family BL 792 Perm 116 Wall Ratio 6.82 | | Class 11.55 BP 76.82 CF ABP 76.82 | | East Hartford Connecticut | | File R 1 Card 01 Of 01 | | | |
| Property Location and Identification | | | | Owner of Record | | | | Pricing Control Fields | | | | Assessment District | |
| 1 Type and Use 2 Family 4.68 2 Story Height 2 Story 35.34 3 Design/Style Duplex 4 Foundation/Basement 50% Basement -1.92 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 Drywall Basement Finish None 9 Heating Forced Air 9a Air Conditioning None 10 Plumbing Fixtures 2.5 Baths 1.67 11 Builtins/Other Features Modern Interior | | | | Principal Building and Addition Description +22+36 14 1#+6 -3+7 14.A 2 #-12-11 14.B 2#-11 +12+16 14.C 4#-6 -3-7 14.D 3 +12-31-12+9+4+12-4+10 14.E 2#+14 +4+12 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/PB 39.77 792 116.59 92,339 Sty Description Code OP 040 21 29.14 612 1S/FR/NB 110 132 47.73 6,300 FEP 100 192 41.78 8,022 OP 040 21 29.14 612 C/PAT 010 324 3.99 1,293 OP 040 48 22.31 1,071 | | 14 Total Schedule Value 110,249 COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 11.55 16 Repl Val 110,249 16a CF (1.09) 110,249 17 Norm Cond R-Good 73 18a Market R-Avg 81 18b Market 19 Accrued 59 20 Appraised 65,050 | | | |
| Add/Deduct Total 39.77 | | | | Assessment Change Report Land 16,670 100 Bldg 54,180 84 OutB 5,140 86 Totl 75,990 88 L Vcs 25,000 95 B Vcs 54,000 120 Cls Listed/Vcs 11.55 10.53 S/Sf 1,716 55.45 Adj Sp Sale/Sf Sale/Un V/M | | Assessor Transaction Information Listed JJ 10/19/2006 Verified Verified 10/19/2006 Reviewed Action X Action Date 11/30/2006 # Print Date 11/30/2006 18:11 Version 12.20 (Build 7333) (c) Copyright 1987-2006, SLN Technology, Inc. | | Additional Owners/Assessment History 2005 75,990 Sheperd Marlene R 2001 75,990 Karqul Rita Irene 2000 74,830 Karqul Bolek & Rita 1992 43,250 Karqul Bolek & Rita 1984 42,450 Karqul Bolek & Rita 1980 15,690 Kargul Bolek & Rita | | Year Built Additions 1942 Modernized 1985 Effective 1950 No# Units 2 No# Rooms 5D4U No# Bedrooms 4 Utilities All Street Paved Topography Good Total Area 1,716 Res Area 1,716 Non-res Area | | | |
| Diagram showing building layout with labels: C-FEP, E-C/PAT, F-OP, B-1S/FR/NB, 2S/FR/PB, A-OP, D-OP | | | | DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value 528SF G/2C 052 10,507 60 60 6,300 48SF FR/SHED REF | | Sale Date Qual Sale Price Vol Page Grantee | | | | | | | |
| ADD .5 BATH, UPDATED INTERIOR, REVAL 2006. | | | | | | | | | | | | | |
| LAND SUMMARY TOTALS Acres 0.14 | | | | Rate 420 Sched Val 21,840 | | Condition Influence Market Land Value 21,840 | | Land Class Res Land Zone R-5 VCS Land Rate / Market 420 | | VCS Z/L 65 25,000 | | | |
| | | | | | | | | APPRAISAL Item Count | | ASSESSMENT | | | |
| | | | | | | | | 23,810 Land 1 16,670 | | | | | |
| | | | | | | | | 65,050 Building 1 45,530 | | | | | |
| | | | | | | | | 6,300 OutBldgs 1 4,410 | | | | | |
| | | | | | | A-Aver 109 23,810 | | 95,160 TOTAL | | 66,610 | | | |

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| 1-3 Higbie Dr Parcel# 6348 SC 2310-0001 CT 5112 VCS 0802 Lot 59 Map 58 | | | | Acnt 0046045 Sheperd Marlene R Vol 2051 3 Higbie Dr Page 43 East Hartford CT 06108 Prfx | | | | T&U 2 Family BL 792 Perm 116 Wall Ratio 6.82 | | | | Class 11.55 BP 76.82 CF ABP 76.82 | | | | East Hartford Connecticut File R 1 Card 01 Of 01 | | | |
| Property Location and Identification | | | | Owner of Record | | | | Pricing Control Fields | | | | Assessment District | | | | | | | |
| 1 Type and Use 2 Family 4.68 2 Story Height 2 Story 35.34 3 Design/Style Complex 4 Foundation/Basement 50% Basement -1.92 5 Fascia Metal/Vinyl 6a Common Wall 6 Roof Type Gable 6a Roof/Floor System Wood Joist 7 Floor Finish Hard Wood 8 Interior Finish Drywall Basement Finish None 9 Heating Forced Air 9a Air Conditioning None 10 Plumbing Fixtures 2.5 Baths 1.67 11 Builtins/Other Features Modern Interior | | | | Principal Building and Addition Description +22+36 14 1#+6 -3+7 14.A 2 #-12-11 14.B 2#-11 +12+16 14.C 4#-6 -3-7 14.D 3 +12-31 14.E 2#+12 +4+12 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/PB 39.77 792 116.59 92,339 Sty Description Code OP 040 21 29.14 612 1S/FR/NB 110 132 47.73 6,300 FEP 100 192 41.78 8,022 OP 040 21 29.14 612 C/PAT 010 372 3.98 1,481 CPY 020 48 11.08 532 | | | | | | | | | | | |
| 9 Heating Forced Air 9a Air Conditioning None 10 Plumbing Fixtures 2.5 Baths 1.67 11 Builtins/Other Features Modern Interior | | | | Assessor Transaction Information Listed JJ 10/19/2006 Verified Verified 10/19/2006 Reviewed Action X Action Date 10/31/2006 Print Date 11/08/2006 08:11 Version 12.20 (Build 7294) (c) Copyright 1987-2006, SLH Technology, Inc. | | | | 14 Total Schedule Value 109,898 COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 11.55 16 Repl Val 109,898 16a CF (1.09) 109,898 17 Norm Cond R-Good 73 18a Market R-Avg 82 18b Market 19 Accrued 60 20 Appraised 65,940 | | | | | | | | | | | |
| Assessment Change Report Land 16,670 100 Bldg 54,180 85 OutB 5,140 86 Totl 75,990 88 L Vcs 25,000 95 B Vcs 54,000 122 Cls Listed/Vcs 11.55 10.53 S/Sf 1,716 55.97 Adj Sp Sale/Sf Sale/Un V/M | | | | Additional Owners/Assessment History 2005 75,990 Sheperd Marlene R 2001 75,990 Karqul Rita Irene 2000 74,830 Karqul Bolek & Rita 1992 43,250 Karqul Bolek & Rita 1984 42,450 Karqul Bolek & Rita 1980 15,690 Karqul Bolek & Rita | | | | Year Built 1942 Additions 1962 Modernized 1985 Effective 1950 No# Units 2 No# Rooms 5D4U No# Bedrooms 4 Utilities All Street Paved Topography Good Total Area 1,716 Res Area 1,716 Non-res Area | | | | | | | | | | | |
| DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value 528SF G/2C 052 10,507 60 60 6,300 48SF FR/SHED REF | | | | Sale Date Qual Sale Price Vol Page Grantee | | | | | | | | | | | | | | | |
| LAND SUMMARY TOTALS Acres 0.14 | | | | 21,840 | | | | A-Aver 109 23,810 | | | | 96,050 TOTAL 67,240 | | | | | | | |

10/1/83

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| 1-3 Higbie Dr Parcel# 6348 SC 2310-0001 | | Acnt 0046045 Sheperd Marlene R Vol 2051 3 Higbie Dr Page 43 East Hartford CT 06108 | | T&U BL Perm Wall Ratio | | Class BP CF ABP | | East Hartford Connecticut | | File R 1 Card 01 of 01 | |
| VCS 0802 Lot 59 Map 58 | | Prfx | | Owner of Record | | Pricing Control Fields | | Assessment District | | | |
| Property Location and Identification | | Principal Building and Addition Description | | Principal Building | | Add/Deduct | | Single Floor Area | | Price | |
| 1 Type and Use 2 Family 2 Story Height 2 Story Design/Style Duplex Foundation/Basement 50% Basement Fascia Metal/Vinyl Common Wall Roof Type Gable Roof/Floor System Wood Joist Floor Finish Hard Wood Interior Finish Drywall Basement Finish None Heating Forced Air Air Conditioning None Plumbing Fixtures Baths Builtins/Other Features | | #1 - 2 Rms. Down & 1 Rm. UP. #3 - 3 Rms. Down & 3 Rms. UP. | | +22+36 14 1# +6 -3+7 14.A 2# -12-11 14.B 2# -11 +12+16 14.C 4# -6 -3-7 14.D 3 +12-31 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O | | 2S/FR/PB Sty Description Code OP REF 21 1S/FR/NB 110 132 SF/EP 090 192 OP REF 21 C/PAT 010 372 | | 792 | | | |
| Add/Deduct Total | | Revaluation Field Card | | Assessor Transaction Information Listed 06 09/05/1990 Verified Verified Reviewed Action Action Date Print Date 11/29/2005 07:11 Version 10.20 (Build 6302) (c) Copyright 1987-2005, SLR Technology, Inc. | | 14 Total Schedule Value COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 11.55 16 Repl Val 16a CF () 17 Norm Cond R-Good 70 18a Market R-Avg 105 18b Market 19 Accrued 73 20 Appraised | | Additional Owners/Assessment History PD-10-3-06 Listed by: JG Date: 10/19/06 Reviewed by: Date: / / PID Updated: WJ Date: 10/31/06 | | Year Built 1942 Additions 1962 Modernized 1985 Effective 1945 No# Units 2 No# Rooms 5D4U No# Bedrooms 4 Utilities All Street Paved Topography Good Total Area Res Area Non-res Area | |
| | | WITNESS TO INTERIOR INSPECTION Signature: Rita A. Kargul Date: 10/19/06 Comments/Remarks: INT. UPDATED - GOOD COND. | | DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mkr Accr Appraised Value 22X26 528SF G/2C 052 70 70 64X8 48SF FR/SHED REF 70 | | Sale Date Qual Sale Price Vol Page Grantee | | | | | |
| Frontage 68 Avg Dep 88 Dep Fact Front Ref Classification Eg Front Acres/Units | | Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market | | Res R-5 APPAISAL Item Count ASSESSMENT Land 1 16,670 Building 1 54,180 OutBldgs 1 5,140 TOTAL 75,990 | | | | | | | |

1951 5 1 5009