

TOWN OF EAST HARTFORD

INFORMAL HEARING FORM

Date of Hearing: 11/14/22 Time of Hearing: 9:45

Parcel ID: 15234

Property Location Address: 10 Woodstock Pl.

Property Owner Name: Christopher Mainfon

Representative Name (if any): _____

Telephone Number: Day _____ Email _____

PRE-HEARING DATA

To better identify your concerns kindly answer the following questions prior to your hearing:

What is the Assessors estimate of value? Assessed 70% \$116,110

Have you renovated the property in the last **5 years**? Yes No Date _____

If yes, briefly describe? _____

Have you had any real estate appraisals made on your property in the past **2 years**? Yes No

What was the purpose? _____ What was the value? _____ Appraisal attached

Has your property been listed for sale in the last **2 years**? Yes No Amount _____

What do you believe is the market value of your property? 100% _____

Have you submitted any additional information for this informal hearing? Yes No

If yes, how was it submitted? In Person Email Fax

HEARING DATA

In the space provided below please summarize the nature of your concern regarding: the value of your property and/or the accuracy of data shown for your property. This information along with any attachments will be thoroughly reviewed.

No Show

Property Owner Signature: _____ Date _____

Hearing Officer Signature: Brian Soden Date 11/14/22

Thank you for addressing your concerns regarding the estimated market value of your property at this informal hearing. The appraisers will review your concerns and a decision will be made based on how it reflects to the October 1, 2021, Real Estate market. You will receive notice of the decision in the mail. If you are not satisfied with the results of this hearing, you may make a formal appeal in writing to the Board of Assessment Appeals Pursuant to CGS 12-111. The board will meet in April 2022. The form for filing an appeal may be obtained on the Town Assessor's website www.easthartfordct.gov/assessor or at the Town of East Hartford Assessor's Office. Appeals to the Board of Assessment Appeals must be received by March 21, 2022, or they cannot be heard.

HEARING CONCLUSIONS:

Raised Lowered Same Initials Date _____

JM MM

Property Location 10 WOODSTOCK PL
Vision ID 15234 Account # 15234

Map ID 52 / 117 / /

Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 01-13-2022 4:06:41 P

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT					
MOINSON CHRISTOPHE 10 WOODSTOCK PL EAST HARTFORD CT 06118	A	Good	1	All	1	Paved					RES LAND DWELLING	Code	Appraised	Assessed						
												1-1	60,140	42,100						
												1-3	105,730	74,010						
	SUPPLEMENTAL DATA																			
	Alt Prcl ID	5350-0010			Locn Suffix															
	Homeown				Zoning	R-2														
	Census	5109			Res Area	1152														
	VCS	0202			Non Res A	0														
# Units	1			Lot Size	.18															
Class	Res			Assoc Pid#																
GIS ID				Total	165,870									116,110						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)						
MOINSON CHRISTOPHE JOINER JOSEPH H SR PEOPLES BANK ROSS RITA HILL MARION C	3983	60	04-27-2021	Q	I	160,000	A00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
	2264	0157	07-22-2003	U	I	113,000	B14	2019	1-1	31,890	2018	1-1	31,890	2017	1-1	31,890				
	2201	0036	03-14-2003	U	I	0	B14		1-3	52,090		1-3	52,090		1-3	52,090				
	1344	0085	08-22-1991	Q	V	0	NC	Total		83,980	Total	83,980	Total	83,980						
	0190	0471	01-01-1900	Q	V	0	NC													
	Total	0.00																		
EXEMPTIONS			OTHER ASSESSMENTS																	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor											
ASSESSING NEIGHBORHOOD																				
Nbhd	Nbhd Name		B		Tracing		Batch													
0001																				
NOTES																				
VINYL SDG, ROOF & WINDOWS, \$14,937, C TO B CONDITION, EFF AGE FROM 1952 TO 1955, 2004.																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result			
1120114	02-25-2004	OT		0				NULL				12-04-2015 03-26-2005	JP CH			07 63	Measure - Info @ Door Verified			
LAND LINE VALUATION SECTION																				
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment	Adj Unit P	Land Value	
1	101	One Family		R2		0.180	AC	80,258.00	4.16333	5	1.00	02	1.000					1.0000		60,140
Total Card Land Units						0.1800	AC	Parcel Total Land Area						0.1800					Total Land Value	60,140

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Sec # 1 of 1

Card # 1 of

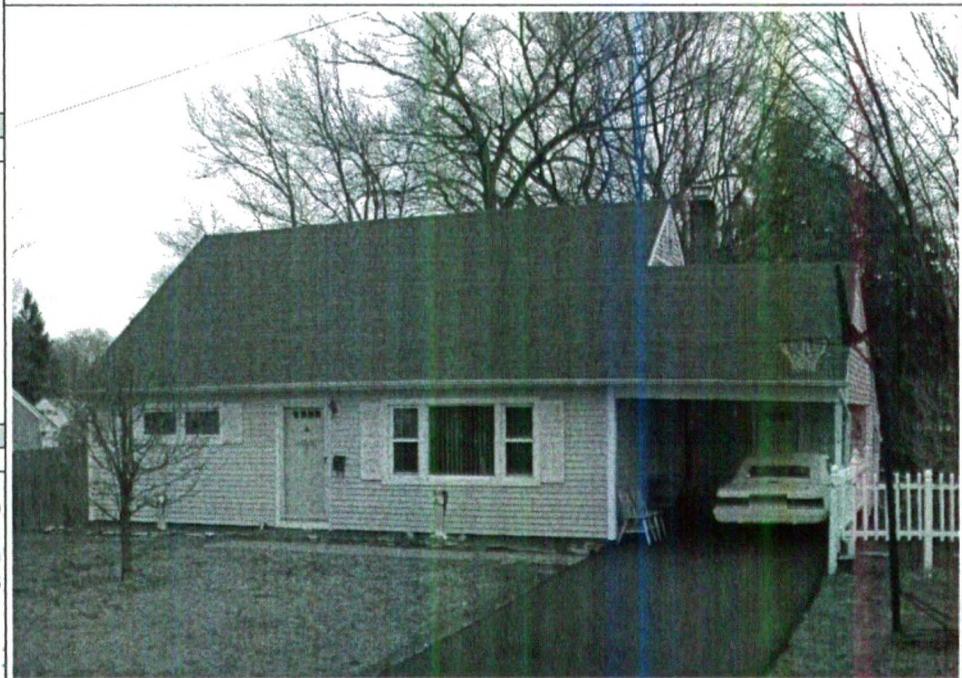
State Use 101
Print Date

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape	% Semi FBM	0	
Model	01	Residential	% Attic Fin	100.00	
Grade:	55	1.00	Unfin %	0	
Stories	1.0				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding	CONDO DATA		
Exterior Wall 2			Parcel Id	C	Owner
Roof Structure	03	Gable		B	S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Flr 1	14	Carpet	COST / MARKET VALUATION		
Interior Flr 2			Building Value New		162,668
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water	Year Built		1952
AC Type:	01	None	Effective Year Built		1986
Total Bedrooms	4		Depreciation Code		A
Full Bthrms:	1		Remodel Rating		
Half Baths:	1		Year Remodeled		2004
Extra Fixtures	0		Depreciation %		35
Total Rooms:	6		Functional Obsol		
Bath Style:	02	Average	External Obsol		
Kitchen Style:	02	Average	Trend Factor		1
Num Kitchens	1		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		65
Prefab Fpl(s)	0		RCNLD		105,730
% Basement	0		Dep % Ovr		
Bsmt Garage(s)			Dep Ovr Comment		
% Fin Bsmt	0		Misc Imp Ovr		
% Rec Room	0		Misc Imp Ovr Comment		
% Semi FBM	0		Cost to Cure Ovr		
% Attic Fin	100.00		Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	131.93	101,321
CPT	Carport	0	209	31	19.57	4,096
FEA	Finished 50%	384	768	384	65.96	50,661
SLB	Slab	0	768	0	0.00	0
UBS	Unfinished First Fl	0	99	50	66.63	6,596
Ttl Gross Liv / Lease Area		1,152	2,612	1,233		162,668



15234 03/23/2016