

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			6043 EAST HARTFORD, CT
					Description	Code	Appraised Value	
ALLY MOHAMED & SAUDIA 160 BREWER ST EAST HARTFORD, CT 06118 Additional Owners:	A Good	1 All	1 Paved		RES LAND DWELLING	1-1 1-3	30,510 105,960	21,360 74,170
SUPPLEMENTAL DATA								
Other ID: 2050-0010 Homeowner Cr Census 5112 VCS 0802 # Units 2 Class Res GIS ID:	Loen Suffix Zoning R-5 Res Area 1815 Non Res Area 0 Lot Size .15 ASSOC PID#							
					Total		136,470	95,530

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ALLY MOHAMED & SAUDIA TAC PROPERTIES LLC DZIADOSZ MARIAN & SOPHIE WENTWORTH JOHN P C & VALERIE JS BALLOU, MARK A & DEBORAH A SINICROPE ANNETTE B		3401/ 186 3359/ 349 1818/ 12 1268/ 82 793/ 221 514/ 196	07/02/2013 01/07/2013 04/01/1999 03/02/1990 08/20/1982	Q U U Q Q Q	I I I I V	106,000 73,000 50,000 126,500 58,000	A00 B25 B33 A NC	Yr. 2013 2013	Code 1-1 1-3	Assessed Value 21,360 67,100	Yr. 2012 2012	Code 1-1 1-3	Assessed Value 21,360 67,100	Yr. 2011 2011	Code 1-1 1-3	Assessed Value 21,360 67,100
								Total:		88,460	Total:		88,460	Total:		88,460

EXEMPTIONS		OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY										
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method:	Adjustment:	Net Total Appraised Parcel Value	
									105,960	0	0	30,510	0	136,470	C	0	136,470	
		Total:																

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

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
E-13-63	01/25/2013	EL	Electric	460		0		Replace receptacles swit	10/14/2006			JG	62	Estimated
B-13-22	01/14/2013	SD	Siding	5,300		0		Install siding & (3) exte						
E-13-31	01/14/2013	EL	Electric	2,400		0		Replace existing service						
E-12-362	06/12/2012	EL	Electric	650		0		CHG OLD SVC TO NE						
E-12-352	06/05/2012	CAC	Air Conditioni	500		0		RECONNECT NEW RC						

LAND LINE VALUATION SECTION															Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Spec Use	Spec Calc			
1	102	Two Family		R5	85			0.15 AC	48,641.60	4.9193	3		1.00	08	0.85			1.00		30,510
Total Card Land Units:								0.15 AC	Parcel Total Land Area: 0.15 AC						Total Land Value:					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	12	Duplex	% Attic Fin	0			
Model	01	Residential	Unfin %	0			
Grade	53	.95	Int vs. Ext	2			Same
Stories	2.0		Framing	1			Wood Joist
Occupancy	2		MIXED USE				
Exterior Wall 1	25	Vinyl Siding	Code	Description		Percentage	
Exterior Wall 2			102	Two Family		100	
Roof Structure	03	Gable					
Roof Cover	00	Typical					
Interior Wall 1	05	Drywall	COST/MARKET VALUATION				
Interior Wall 2			Adj. Base Rate:	79.38			
Interior Flr 1	12	Hardwood	Replace Cost	149,237			
Interior Flr 2			AYB	1941			
Heat Fuel	10	Other	EYB	1982			
Heat Type	04	Forced Hot Air	Dep Code	A			
AC Type	01	None	Remodel Rating				
Total Bedrooms	5		Year Remodeled	2014			
Full Bthrms	2		Dep %	29			
Half Baths	0		Functional ObsInc				
Extra Fixtures	0		External ObsInc				
Total Rooms	9		Cost Trend Factor	1			
Bath Style	02	Average	Condition				
Kitchen Style	02	Average	% Complete				
Num Kitchens	2		Overall % Cond	71			
Fireplaces	0		Apprais Val	105,960			
Extra Openings	0		Dep % Ovr	0			
Prefab Fpl(s)	0		Dep Ovr Comment				
% Basement	0		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						

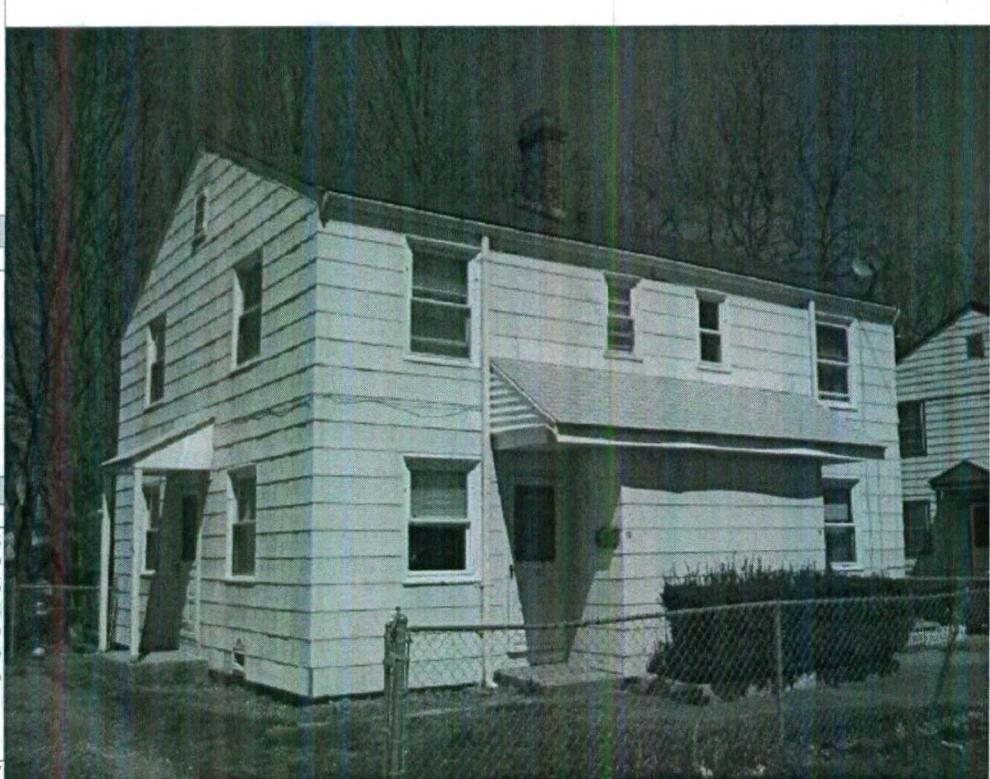
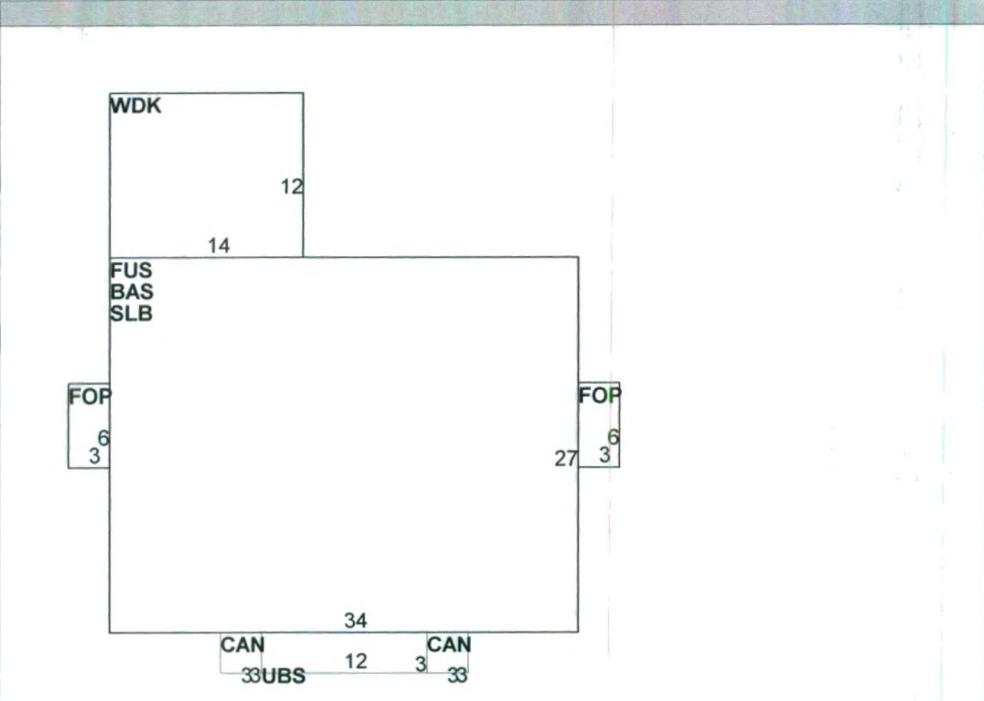
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

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	918	918	918	79.38	72,872
CAN	Canopy	0	18	2	8.82	159
FOP	Open Porch	0	36	7	15.44	556
FUS	Finished Upper Story	918	918	918	79.38	72,872
SLB	Slab	0	0	0		0
UBS	Unfinished First Fl	0	36	18	39.69	1,429
WDK	Deck	0	168	17	8.03	1,349

Ttl. Gross Liv/Lease Area: 1,836 2,094 1,880 149,237



Property Location: 10-12 GREAT HILL RD

MAP ID: 58//117//

Bldg Name:

State Use: 10

Vision ID: 5665

Account #5665

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 09/08/2014 13:08

RECORD OF OWNERSHIP

RECORD OWNER/UNIT	DR. & ADDRESS	SALE DATE	W.	SALE PRICE	P.C.	PREVIOUS ASSESSMENTS HISTORY								
						Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ALLY MOHAMED & SAUDIA	3401/ 186	07/02/2013	Q	106,000	A00	2013	1-1	21,360	2012	1-1	21,360	2011	1-1	21,360
TAC PROPERTIES LLC	3359/ 349	01/07/2013	U	73,000	B25	2013	1-3	67,100	2012	1-3	67,100	2011	1-3	67,100
DZIADOSZ MARIAN & SOPHIE	1818/ 12	04/01/1999	U	50,000	B33	2013								
WENTWORTH JOHN P C & VALERIE J S	1268/ 82	03/02/1990	Q	126,500	A									
BALLOU, MARK A & DEBORAH A	793/ 221	08/20/1982	Q	58,000	A									
SINICROPE ANNETTE B	514/ 196		Q		NC									
			V											
						Total:		88,460	Total:		88,460	Total:		88,460

EXEMPTIONS

TAXABLE ASSESSMENTS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
		Total							

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	95,860
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	30,510
Special Land Value	0
Total Appraised Parcel Value	126,370
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	126,370

BUILDING PERMIT RECORD

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
E-13-63	01/25/2013	EL	Electric	460		0		Replace receptacles switch	10/14/2006			JG	62	Estimated
B-13-22	01/14/2013	SD	Siding	5,300		0		Install siding & (3) exterior						
E-13-31	01/14/2013	EL	Electric	2,400		0		Replace existing service						
E-12-362	06/12/2012	EL	Electric	650		0		CHG OLD SVC TO NEW						
E-12-352	06/05/2012	CAC	Air Conditioner	500		0		RECONNECT NEW RO						

JAND LINE VALUATION SECTION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	12		Duplex	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	53		.95	Int vs. Ext	2		Same
Stories	2.0			Framing	1		Wood Joist
Occupancy	2			MIXED USE			
Exterior Wall 1	08		Wood	Code	Description		Percentage
Exterior Wall 2				102	Two Family		100
Roof Structure	03		Gable				
Roof Cover	00		Typical				
Interior Wall 1	05		Drywall	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:	80.20		
Interior Flr 1	12		Hardwood	Replace Cost	147,482		
Interior Flr 2				AYB	1941		
Heat Fuel	10		Other	EYB	1976		
Heat Type	04		Forced Hot Air	Dep Code	A		
AC Type	01		None	Remodel Rating			
Total Bedrooms	4			Year Remodeled			
Full Bthrms	2			Dep %	35		
Half Baths	0			Functional ObsInc			
Extra Fixtures	0			External ObsInc			
Total Rooms	9			Cost Trend Factor	1		
Bath Style	02		Average	Condition			
Kitchen Style	02		Average	% Complete			
Num Kitchens	2			Overall % Cond	65		
Fireplaces	0			Apprais Val	95,860		
Extra Openings	0			Dep % Ovr	0		
Prefab Fpl(s)	0			Dep Ovr Comment			
% Basement	0			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	924	924	924	80.20	74,102
FOP	Open Porch	0	36	7	15.59	561
FUS	Finished Upper Story	891	891	891	80.20	71,455
SLB	Slab	0	891	0	0.00	0
WDK	Deck	0	168	17	8.12	1,363

Ttl. Gross Liv/Lease Area: 1,815 2,910 1,839 147,482

