

Property Location: 10 DOBSON DR

Vision ID: 3853

MAP ID: 431 / 26 /

Bldg Name:

State Use: 101

Account #3853

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 05/05/2015 10:36

CURRENT OWNER			TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			6043 EAST HARTFORD, CT											
WOLF CHARLES JR & JUDITH			A Good	I All	1 Paved		Description	Code	Appraised Value				Assessed Value								
10 DOBSON DR							RES LAND	1-1	40,380				28,270								
EAST HARTFORD, CT 06118							DWELLING	1-3	102,990				72,090								
Additional Owners:							RES OUTBL	1-4	10,200	7,140											
SUPPLEMENTAL DATA																					
Other ID: 1450-0010			Locn Suffix																		
Homeowner Cr			Zoning R-3																		
Census 5105			Res Area 1554																		
VCS 1503			Non Res Area0																		
# Units 1			Lot Size .15																		
Class Res			ASSOC PID#						Total	153,570	107,500										
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	g/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
WOLF CHARLES JR & JUDITH			459/897	01/01/1900	Q	V	0	NC	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
									2014	1-1	28,270	2013	1-1	28,270	2012	1-1	28,270				
									2014	1-3	72,090	2013	1-3	72,090	2012	1-3	72,090				
									2014	1-4	7,140	2013	1-4	7,140	2012	1-4	7,140				
									Total:		107,500	Total:		107,500	Total:		107,500				
EXEMPTIONS			OTHER ASSESSMENTS									This signature acknowledges a visit by a Data Collector or Assessor									
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	<i>Judeth Wolf</i>						APPRaised VALUE SUMMARY						
Total:																					
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 102,990									
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised XF (B) Value (Bldg) 0											
0001/A										Appraised OB (L) Value (Bldg) 10,200											
NOTES												Appraised Land Value (Bldg) 40,380									
												Special Land Value 0									
												Total Appraised Parcel Value 153,570									
												Valuation Method: C									
												Adjustment: 0									
												Net Total Appraised Parcel Value 153,570									
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						
										12/08/2005				GD	63	<i>Verified</i>					
										3/28/16											
										4/6/16											
LAND LINE VALUATION SECTION												Spec Use Spec Calc 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. Ix	Adj.	Notes- Adj						
1	101	One Family		R3		65		0.15 AC	60,802.00	4.9193	5		1.00	1503	0.90			1.00		40,380	
Total Card Land Units:								0.15 AC	Parcel Total Land Area: 0.15 AC								Total Land Value:				40,380

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*Bldg #:* 1 of 1 *Sec #:* 1 of 1 *Card* 1 of 1 *Print Date:* 05/05/2015 10:36

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	18		Single Family ✓	% Attic Fin	0				
Model	01		Residential ✓	Unfin %	0				
Grade	55		1.00 ✓	Int vs. Ext	2		Same		
Stories	2.0 ✓			Framing	1		Wood Joist		
Occupancy	1		Num ✓	<b>MIXED USE</b>					
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 ✓						
Interior Wall 2				<b>COST/MARKET VALUATION</b>					
Interior Flr 1	12		Hardwood ✓	Adj. Base Rate:	85.23				
Interior Flr 2				Replace Cost	158,440				
Heat Fuel	10		Other ✓	AYB	1952				
Heat Type	05		Hot Water ✓	EYB	1976				
AC Type	01		None ✓	Dep Code	A				
Total Bedrooms	5 ✓			Remodel Rating					
Full Bthrms	3 ✓			Year Remodeled	1983				
Half Baths	0			Dep %	35				
Extra Fixtures	0			Functional ObsInc					
Total Rooms	7 ✓			External ObsInc					
Bath Style	03		Modern ✓	Cost Trend Factor	1				
Kitchen Style	03		Modern ✓	Condition					
Num Kitchens	1 ✓			% Complete					
Fireplaces	0			Overall % Cond	65				
Extra Openings	0			Apprais Val	102,990				
Prefab Fpl(s)	0			Dep Ovr	0				
% Basement	100 ✓			Dep Ovr Comment					
Bsmt Garage(s)				Misc Imp Ovr	0				
% Fin Bsmt	0			Misc Imp Ovr Comment					
% Rec Room	60 ✓			Cost to Cure Ovr	0				
% Semi FBM	0			Cost to Cure Ovr Comment					

**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
FGR1	FR/SHED		8x12	L	96	0.00	2006			Null	0	
	Garage		24 x 24 ✓	L	576	20.00	1985	C			60	6,910
SPL1	Inground Pool	UH	Unheated	L	392	21.00	1975	C			40	3,290

## **BUILDING SUB-AREA SUMMARY SECTION**

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BAS	First Floor	994	994	994	85.23	84,71
BSM	Basement	0	936	281	25.59	23,94
FEP	Finished Enclosed Porch	0	28	17	51.75	1,44
FUS	Finished Upper Story	560	560	560	85.23	47,72
PTC	Concrete Patio	0	80	4	4.26	34
WDK	Deck	0	25	3	10.23	25

