



TOWN OF EAST HARTFORD  
OFFICE OF THE ASSESSOR

August 5, 2021

Data Verification Letter

RECEIVED AUG 16 2021

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KRANMAS PHYLLIS & CECIL  
10 GARDEN ST  
EAST HARTFORD CT 06108-4718



REVALUATION 2021 DATA VERIFICATION FORM

Parcel ID: 5058

Location of Property: 10 GARDEN ST

Please review the information listed below and make any necessary corrections directly on the form, sign the form and return it within **10 business days** of receipt.

Changes **CANNOT** be made over the telephone as a signed form is required for our records.

If there are no corrections, please check off the box at the bottom of this form and return it **within 10 business days**.

You may return the form by **Mail** to  
**Municipal Valuation Services,**  
**23 Sherman Street, Fairfield, CT 06824.**

**Fax form back to (203) 259-9501**

**OR**

**Respond by email to:**  
**EastHartfordReval@munival.com**

If you respond by email, please reference your **parcel ID number**, and state the necessary corrections in the body of the email or include a copy of **both sides** of the form as an **attachment**.

Year Built: 1922

Central Air: None

Style: Multi Family

Total Rooms: 8

Roof Cover: Asphalt

Kitchen/s: 2

Exterior Wall: Asbestos

Bedrooms: 4

Interior Wall: Plaster

Bathrooms: 2:0

Interior Flooring: Mixed

Finished Lower Level  
(Percentage Complete): N/A

Heat Fuel: Gas

Semi-Finished Basement  
(Percentage Complete): N/A

Heat System: Forced Hot Air

Rec Room  
(Percentage Complete): N/A

No. of Fireplaces,  
Extra Openings: None:

Garage: YES

Additional Information:

Inground Pool: NO

NO CORRECTIONS



Signature: Phyllis Kranmas Date: 8-12-21 Phone: 860 5285723 Email: \_\_\_\_\_

**If the form is not returned, it will be considered a refusal to provide information for the 2021 revaluation.**

## Property Characteristics Explanations

<b>Year Built:</b>	The year the primary portion of the house was constructed
<b>Style:</b>	General description of the design of the home (e.g., ranch, split level, cape, etc.)
<b>Roof Cover:</b>	Predominant type of roof material used on the roof (asphalt shingle, slate, wood shingle, etc.)
<b>Exterior Wall:</b>	Predominant type of siding on exterior walls (wood, brick, vinyl, etc.)
<b>Interior Wall:</b>	Predominant wall covering materials for finished areas
<b>Interior Floor:</b>	Predominant floor covering materials for finished areas
<b>Heat Fuel:</b>	Typical choices include gas, oil, electric, geothermal, solar, etc.
<b>Heat System:</b>	References the primary central heat source for the home
<b>Fireplaces:</b>	Indicates yes or no. Indicate any permanently blocked openings, if applicable.
<b>Central Air:</b>	Central Air, it indicates yes, no, or partial
<b>Total Rooms:</b>	Includes all rooms in dwelling except for bathrooms
<b>Bedrooms:</b>	Rooms designed as bedrooms, with at least one (1) window. For homes built after 1950, bedrooms should include direct access to a common hallway and a closet.
<b>Bathrooms:</b>	A bathroom is considered a full bath if it has 3 or more fixtures (tub or shower stall, sink and toilet). Three fixture baths with a shower stall only (no tub), are still considered a full bathroom. A bathroom with only 2 fixtures, typically a sink and toilet, is considered a half bath. The number of bathrooms indicated is for all living units in the dwelling. For example, a house with 1 full bath and 2 half bathrooms would look like 1:2 baths.
<b>Finished Lower Level:</b>	<b>Finished Lower Level</b> includes walls such as sheetrock or paneling, etc., finished flooring such as carpet or linoleum, finished ceilings and Heat and typically includes a walkout basement.
<b>Semi-Finished:</b>	<b>Semi-Finished</b> means that you will have only two to three (2-3) of the following items sheetrock or paneling, etc., finished flooring such as carpet or linoleum, finished ceilings and Heat.
<b>Rec Room:</b>	<b>Rec Room</b> includes walls such as sheetrock or paneling, etc., finished flooring such as carpet or linoleum, finished ceilings and Heat <u>but</u> is located below ground without a walkout.  Please make any additional comments on the data verification form about basement finish including amount of finish and level of finish.
<b>Garage:</b>	The garage types are as follows: <b>Detached-</b> Garage not attached to main dwelling. <b>Attached-</b> Garage attached to main dwelling. <b>Under-</b> Garage located under the main dwelling.
<b>Additional Information:</b>	Add Additional Information in this space that you want considered.

**DO NOT call or visit the Assessor's office to make changes to this form.**

**Please contact Munival directly at (203) 292-5500 with any question.**