



1-7 Cannon Rd Parcel# 2130 SC 0670-0001 CT 5112 VCS 0802 Lot 339 Map 59				Acnt 0057108 Chodorowski Thomas P Vol 2685 21 Olney Rd Page 123 Wethersfield CT 06109 Prfx				T&U 4 Family Class 12.53 BL 1,593 BP 56.13 East Hartford Perm 172 CF Connecticut Wall Ratio 9.26 ABP 56.13				File L 1 Card 01 Of 01	
Property Location and Identification				Owner of Record				Pricing Control Fields				Assessment District	
1 Type and Use <b>4 Family</b> 7.03 2 Story Height <b>2 Story</b> 25.82 3 Design/Style <b>Row</b> 4 Foundation/Basement <b>No Basement</b> -2.81 5 Fasade <b>Cement Block</b> -3.37 5a Common Wall		Principal Building and Addition Description +27+59 14 1#+9 -4+11 14.A 2#+9 +3+10 14.B 3#+9 +3+10 14.C 4#+9 -4+11 14.D 14.E 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 <b>2S/CB/NB</b> 26.67 1,593 82.80 131,900 Sty Description Code <b>1S/FR/NB</b> 110 44 57.27 2.520 OP 040 30 25.50 765 OP 040 30 25.50 765 <b>1S/FR/NB</b> 110 44 57.27 2,520					
6 Roof Type <b>Gable</b> 6a Roof/Floor System <b>Wood Joist</b> 7 Floor Finish <b>Hard Wood</b> 8 Interior Finish <b>Wallboard</b>													
9 Heating <b>Forced Air</b> 9a Air Conditioning <b>None</b>								Assessor Transaction Information		14 Total Schedule Value 138,470 COST/MARKET/CORRELATIVES/APPRaised BUILDING			
10 Plumbing Fixtures <b>Adequate</b>								Listed JJ 08/17/2006 Verified Verified 08/17/2006 Reviewed Action X Action Date 09/12/2006 # Print Date 09/12/2006 17:09 Version 12.20 (Build 7254) (c) Copyright 1987-2006, SLH Technology, Inc.		15 Class 12.53 16 Repl Val 131,547 16a CF ( 1.09) 131,547 17 Norm Cond R-Good 70 18a Market R-Avg 89 18b Market 19 Accrued 62 20 Appraised 81,560			
11 Builtins/Other Features								Additional Owners/Assessment History		Year Built 1941 Additions Modernized Effective 1945 No# Units 4 No# Rooms 8D8U No# Bedrooms 8 Utilities All Street Paved Topography Good Total Area 3,274 Res Area 3,274 Non-res Area			
Add/Deduct Total 26.67								2005 79,690 Prato Mark 2004 79,690 A K Realty Investors L 2003 87,660 Pope Thomas 2000 83,650 Pope Thomas 1992 43,700 Pope Thomas 1986 43,700 Harley, Kenneth G Etal 1982 43,700 Wurmnest,Louis W & Carol 1980 18,630 Wurmnest,Louis W & Carol					
Assessment Change Report								DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS					
Land 31,350 65 Bldg 52,300 109 OutB Total 83,650 93								Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value					
L Vcs 25,000 117 B Vcs 54,000 151 Cis Listed/Vcs 12.53 10.53													
\$/Sf 3,274 33.85								Sale Date Qual Sale Price Vol Page Grantee					
Adj Sp Sale/sf Sale/Un								01/05/2006 Y 239,900 2685 123 Chodorowski Thomas P 06/10/2005 Y 195,000 2580 024 Prato Mark 11/12/2003 Y 135,000 2327 37 Calkins Fred 07/18/1987 Y 187,600 1071 164 Pope Thomas 05/19/1983 Y 82,000 819 183 Harley, Kenneth G Etal 12/19/1978 Y 43,000 650 302 Wurmnest,Louis W & Carol					
V/M  FIC 97806R3V SEP 18 2006													
Frontage Avg Dep Dep Fact Eq Front Front Ref Classification Acres/Units								LAND SUMMARY TOTALS					
90 129 93 84								Acres 0.27		Rate 420 Sched Val 35,280 Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market			
										35,280 Res R-5 420 25,000			
										APPRaisal Item Count ASSESSMENT			
										29,280 Land 1 20,500 81,560 Building 1 57,090 OutBldgs			
										TOTAL 77,590			

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