

Vision ID: 6422

Bldg Name:

State Use: 102

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 05/05/2015 12:22

CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT											
CAMPUS REALTY LLC 1 RIVERSIDE DRIVE EAST HARTFORD, CT 06118 Additional Owners:										A	Good	I	All	I	Paved			Description	Code	Appraised Value	Assessed Value	6043 EAST HARTFORD, CT VISION							
																		RES LAND	1-1	42,060	29,440								
																		DWELLING	1-3	133,250	93,280								
										SUPPLEMENTAL DATA																			
Other ID: 2340-0001										Locn Suffix																			
Homeowner Cr										Zoning B-2																			
Census 5108										Res Area 2792																			
VCS 1409										Non Res Area 0																			
# Units 3										Lot Size .23																			
Class Res																													
GIS ID:										ASSOC PID#																			
														Total				175,310	122,720										
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE V.C.		PREVIOUS ASSESSMENTS (HISTORY)											
CAMPUS REALTY LLC ONE HIGH STREET L L C VIGGIANO JOSEPH M VIGGIANO YOLANDA VIGGIANO YOLANDA & JOSEPH VIGGIANO FRED J EST OF										3263/ 308		09/01/2011		U	I	160,000 B00		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
										2688/ 219		01/13/2006		U	I	0 B03		2014	1-1	29,440	2013	1-1	29,440	2012	1-1	29,440			
										2660/ 52		11/10/2005		Q	I	5,000 A00		2014	1-3	93,280	2013	1-3	93,280	2012	1-3	93,280			
										2660/ 51		11/10/2005		U	I	16,000 B01													
										2660/ 50		11/10/2005		U	I	0 B11													
2555/ 220										04/18/2005		U	I	0 B11		Total:	122,720	Total:	122,720	Total:	122,720	Total:	122,720						
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor									
Year	Type	Description				Amount	Code	Description				Number	Amount	Comm. Int.															
Total:																													
NBHD/ SUB										NBHD Name				Street Index Name				Tracing				Batch							
0001/A																													
NOTES																													
2 TO 3 FAMILY, SKETCH REVISION REVAL 201																													
1.																													
														Appraised Bldg. Value (Card)								133,250							
														Appraised XF (B) Value (Bldg)								0							
														Appraised OB (L) Value (Bldg)								0							
														Appraised Land Value (Bldg)								42,060							
														Special Land Value								0							
														Total Appraised Parcel Value								175,310							
														Valuation Method:								C							
														Adjustment:								0							
														Net Total Appraised Parcel Value								175,310							
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									
															09/21/2011	3	3	JW	00	Measure & Listed									
															11/07/2005			GD	62	Estimated									
															5/31/2016			MD	01	10									
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description				Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj				Special Pricing		S Adj Fact	Adj. Unit Price	Land Value				
																					Spec Use	Spec Calc							
1	102	Two Family				B2		74		0.23 AC	60,802.00	3.3416	5	1.00	14	0.90							1.00		42,060				
Total Card Land Units:											0.23 AC	Parcel Total Land Area: 0.23 AC						Total Land Value: 42,060											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Multi Family	% Attic Fin	0		
Model	01		Residential	Unfin %	0		
Grade	55		1.00	Int vs. Ext	2		Same
Stories	2.5			Framing	1		Wood Joist
Occupancy	2			MIXED USE			
Exterior Wall 1	08		Wood <i>Shingles</i>	Code	Description		Percentage
Exterior Wall 2				102	Two Family		100
Roof Structure	07		Gambrel <i>Gable</i>	COST/MARKET VALUATION			
Roof Cover	03		Asphalt	Adj. Base Rate:		64.53	
Interior Wall 1	03		Plaster	Replace Cost	205,007		
Interior Wall 2				AYB	1928		
Interior Flr 1	12		Hardwood	EYB	1976		
Interior Flr 2				Dep Code	A		
Heat Fuel	04		Electric	Remodel Rating			
Heat Type	07		Elec Baseboard	Year Remodeled	1989		
AC Type	01		None	Dep %	35		
Total Bedrooms	5			Functional ObsInc			
Full Bthrms	3			External ObsInc			
Half Baths	0			Cost Trend Factor	1		
Extra Fixtures	0			Condition			
Total Rooms	10			% Complete			
Bath Style	02		Average	Overall % Cond	65		
Kitchen Style	02		Average	Apprais Val	133,250		
Num Kitchens	2			Dep % Ovr	0		
Fireplaces	1			Dep Ovr Comment	0		
Extra Openings	0			Misc Imp Ovr	0		
Prefab Fpl(s)	0			Misc Imp Ovr Comment			
% Basement	100			Cost to Cure Ovr	0		
Bsmt Garage(s)				Cost to Cure Ovr Comment			
% Fin Bsmt	0						
% Rec Room	0						
% Semi FBM	0						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descrpt	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	960	960	960	64.53	61,947
BSM	Basement	0	960	288	19.36	18,584
ENP	Enclosed Porch	0	180	72	25.81	4,646
FHS	Finished 75%	648	864	648	48.40	41,814
FOP	Open Porch	0	36	7	12.55	452
FUS	Finished Upper Story	1,184	1,184	1,184	64.53	76,402
WDK	Deck	0	180	18	6.45	1,162
Ttl. Gross Liv/Lease Area:		2,792	4,364	3,177		205,007

