

Property Location 11 ALPS DR  
Vision ID 53

Account # 53

Map ID 49/110711

Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 101  
Print Date 11-24-2021 12:12:25

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				<div>6043</div> <div>EAST HARTFORD, CT</div> <div>VISION</div>						
BIGGINS PATRICK R & EMILY F  11 ALPS DR  EAST HARTFORD CT 06108		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed							
						RES LAND	1-1	44,620	31,230							
						DWELLING	1-3	78,390	54,870							
SUPPLEMENTAL DATA						Total				123,010	86,100					
Alt Prcd ID 0030-0011 Homeown Census 5114 VCS 1101 # Units 1 Class Res GIS ID						Locn Suffix Zoning R-2 Res Area 1008 Non Res A 0 Lot Size .24 Assoc Pld#										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BIGGINS PATRICK R & EMILY F		3278 0046	11-16-2011	U	I	105,000	B25	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
DONOVAN ARTHUR S		3094 0021	05-14-2009	U	I	0	B11	2019	1-1	31,230	2018	1-1	31,230	2017	1-1	31,230
DONOVAN ARTHUR S & BEATRICE		0356 0049	08-01-1963	Q	I	15,500	A		1-3	54,410		1-3	54,410		1-3	54,410
Total								85,640		Total		85,640		Total		85,640
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount									Comm Int
Total				0.00												
ASSESSING NEIGHBORHOOD								<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 78,390 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 44,620 Special Land Value 0 Total Appraised Parcel Value 123,010 Valuation Method C Total Appraised Parcel Value 123,010								
Nbhd	Nbhd Name	B	Tracing	Batch												
0001																
NOTES																
ADD PARTIAL A/C, 5X8 WDK, 2021 REVAL.																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
M-19-150	05-17-2019	CAC	Air Conditioni	5,500		0	10-01-2021	Install multi-zone ductless heat	10-01-2021	AK	2		63	Verified		
									09-08-2021	MVS	3		50	Data Mailer - Change		
									03-07-2016	BJR			01	Measure - No Entry-NOH		
									03-07-2016	BJR			10	Send Callback Letter		
									08-26-2006	RG			63	Verified		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	101	One Family	R2		0.240 AC	60,802.00	3.21829	5	1.00	11	0.950			1.0000	44,620	
Total Card Land Units					0.2400 AC	Parcel Total Land Area					0.2400	Total Land Value			44,620	

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Bldg # 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape	% Semi FBM	0	
Model	01	Residential	% Attic Fin	50.00	
Grade:	57	1.05	Unfin %	0	
Stories	1.0				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	06	Partial			
Total Bedrooms	2				
Full Bthrms:	1				
Half Baths:	0				
Extra Fixtures	0				
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Num Kitchens	1				
Fireplaces	0				
Extra Openings	0				
Prefab Fpl(s)	0				
% Basement	100				
Bsmt Garage(s)					
% Fin Bsmt	0				
% Rec Room	0				
% Semi FBM	0				
% Attic Fin	50.00				

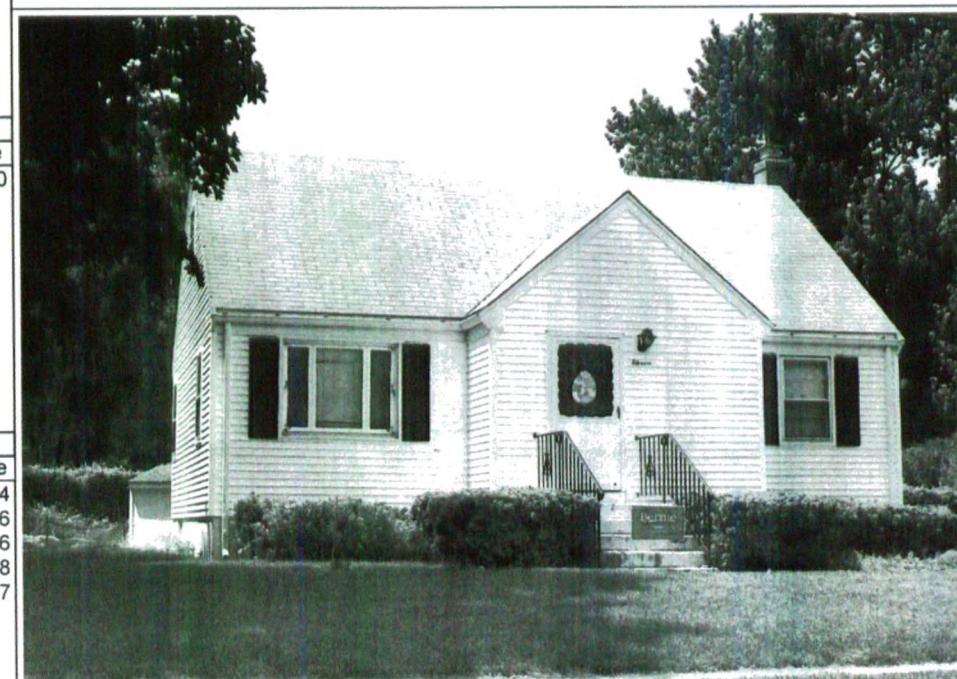
CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	120,601
Year Built	1958
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	1986
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	78,390
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

Diagram showing building layout and area calculations. The diagram includes a large rectangular area labeled 'FAC BAS BSM' and a smaller area labeled 'WOK'. The diagram is divided into several sections with numerical values: 7, 12, 8, 5, 24, 32, 4, 12.

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade	Grade Adj.
MSC5	FR/SHED	L	100	0.00	2006			100		0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
WDK	Deck	0	40	4	9.34	374
ENP	Enclosed Porch	0	84	34	37.81	3,176
FAE	Finished 25%	192	768	192	23.35	17,936
BAS	First Floor	816	816	816	93.42	76,228
BSM	Basement	0	816	245	28.05	22,887
Ttl Gross Liv / Lease Area		1,008	2,524	1,291		120,601



53 05/26/2016



Print Date: 09/03/2019 15:44

## VISION

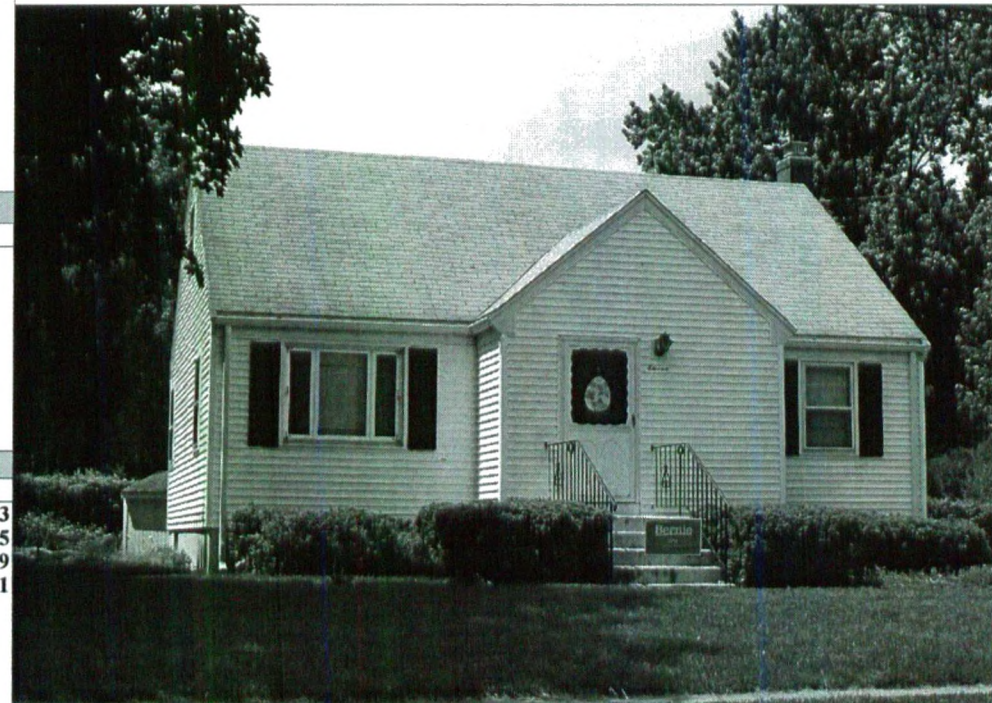


CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape	% Attic Fin	50		
Model	01		Residential	Unfin %	0		
Grade	57		1.05	Int vs. Ext	2		Same
Stories	1.0			Framing	1		Wood Joist
Occupancy	1			MIXED USE			
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage
Exterior Wall 2				101	One Family		100
Roof Structure	03		Gable				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		92.92	
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	03		Gas	Replace Cost			119,588
Heat Type	05		Hot Water	AYB			1958
AC Type	01		None	EYB			1981
Total Bedrooms	2			Dep Code			A
Full Bthrms	1			Remodel Rating			
Half Baths	0			Year Remodeled			1986
Extra Fixtures	0			Dep %			35
Total Rooms	5			Functional ObsInc			
Bath Style	02		Average	External ObsInc			
Kitchen Style	02		Average	Cost Trend Factor			1
Num Kitchens	1			Condition			
Fireplaces	0			% Complete			
Extra Openings	0			Overall % Cond			65
Prefab Fpl(s)	0			Apprais Val			77,730
% Basement	100			Dep % Ovr			0
Bsmt Garage(s)				Dep Ovr Comment			
% Fin Bsmt	0			Misc Imp Ovr			0
% Rec Room	0			Misc Imp Ovr Comment			
% Semi FBM	0			Cost to Cure Ovr			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
	FR/SHED			L	100	0.00	2006				Null	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	816	816	816	92.92	75,823
BSM	Basement	0	816	245	27.90	22,765
ENP	Enclosed Porch	0	84	34	37.61	3,159
FAE	Finished 25%	192	768	192	23.23	17,841
Ttl. Gross Liv/Lease Area:		1,008	2,484	1,287		119,588

ENP	7
12	
24	
32	
BAS	
BSM	4
12	

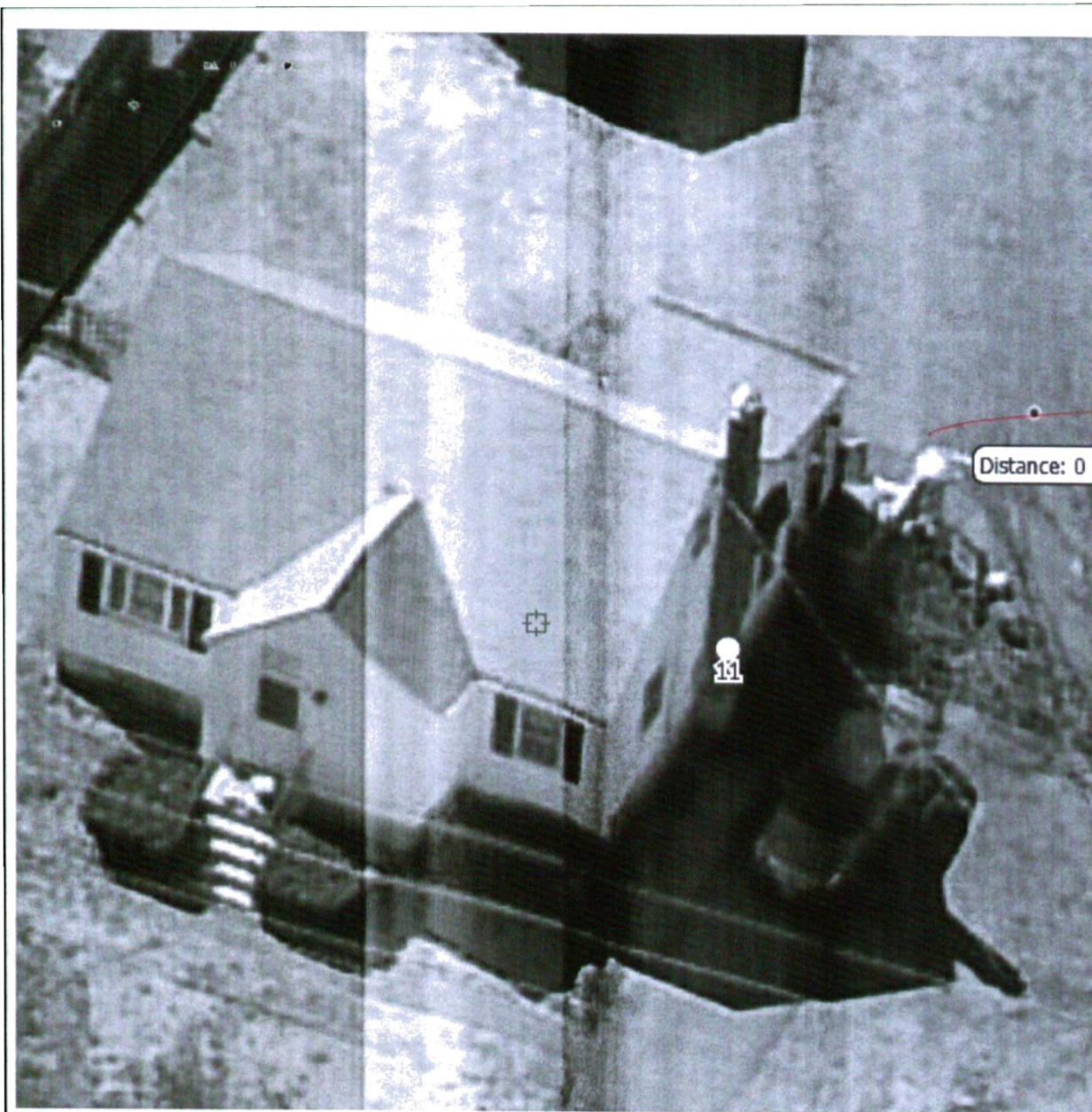


53 05/26/2016











TOWN OF EAST HARTFORD  
OFFICE OF THE ASSESSOR

August 5, 2021

Data Verification Letter

RECEIVED SEP 07 2021

22 8569

BIGGINS PATRICK R & EMILY F  
11 ALPS DR  
EAST HARTFORD CT 06108-1402



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**

REVALUATION 2021 DATA VERIFICATION FORM

**Parcel ID: 53**

Location of Property: 11 ALPS DR

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.

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**.

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**.

Year Built:	1958	Central Air:	<del>None</del> <b>Partial</b>
Style:	Cape	Total Rooms:	5
Roof Cover:	Asphalt	Kitchen/s:	1
Exterior Wall:	Vinyl Siding	Bedrooms:	2
Interior Wall:	Drywall	Bathrooms:	1:0
Interior Flooring:	Hardwood	Finished Lower Level (Percentage Complete):	N/A
Heat Fuel:	Gas	Semi-Finished Basement (Percentage Complete):	N/A
Heat System:	Hot Water	Rec Room (Percentage Complete):	N/A
No. of Fireplaces, Extra Openings:	None:	Garage:	NO
Additional Information:		Inground Pool:	NO

NO CORRECTIONS



Signature Em Jh Date: 8/31/2021 Phone: 860-916-8125 Email: emilforan@gmail.com

**If the form is not returned, it will be considered a refusal to provide information  
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>	<p><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.</p> <p><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.</p> <p>Please make any additional comments on the data verification form about basement finish including amount of finish and level of finish.</p> <p>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.</p> <p>Add Additional Information in this space that you want considered.</p>

**Call or visit the Assessor's office to make changes to this form.**

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