

Property Location: 10 BRANCH DR

MAP ID: 42/ / 31/ /

Bldg Name:

State Use: 101

Vision ID: 958

Account #958

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 10/22/2015 11:09

CURRENT OWNER			TOPO.		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				EAST HARTFORD, CT						
DELVAGLIO TRACIE A			A	Good	1	All	1	Paved			Description	Code	Appraised Value	Assessed Value							
10 BRANCH DR											RES LAND	1-1	41,430	29,000							
EAST HARTFORD, CT 06118										DWELLING	1-3	77,660	54,360								
Additional Owners:										RES OUTBL	1-4	840	590								
SUPPLEMENTAL DATA																					
Other ID: 0470-0010			Locn Suffix Homeowner Cr Zoning R-3 Census 5107 Res Area 928 VCS 1302 Non Res Area 0 # Units 1 Lot Size .2 Class Res ASSOC PID#																		
Total 119,930 83,950																					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
DELVAGLIO TRACIE A			2105/ 66		06/28/2002		Q	I	119,900	A00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
SAMPLES DORISE			397/ 276		01/24/1966		Q	I	16,500	NC	2014	1-1	29,000	2013	1-1	29,000	2012	1-1	29,000		
											2014	1-3	53,520	2013	1-3	53,520	2012	1-3	53,520		
											2014	1-4	590	2013	1-4	590	2012	1-4	590		
Total: 83,110 Total: 83,110 Total: 83,110																					
EXEMPTIONS			OTHER ASSESSMENTS																		
Year	Type	Description	Amount	Code	Description		Number	Amount	Comm. Int.												
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB	NBHD Name		Street Index Name		Tracing		Batch														
0001/A																					
NOTES																					
ADD VINYL SIDING, C TO B CONDITION PER 2001 REVIEW. ADD WD/DK & AGP/MTL, REVAL 2006. SKETCH REVISION, 2015.																					
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					
											10/15/2015				BJR	01 Measure - No Entry-NOH					
											10/15/2015				BJR	10 Send Callback Letter					
											02/28/2006				JJ	62 Estimated					
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Ix	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	101	One Family		R3	64			0.20 AC	60,802.00	3.7853	5				1.00	13	0.90			1.00	41,430
Total Card Land Units: 0.20 AC Parcel Total Land Area: 0.2 AC															Total Land Value: 41,430						

VISION

This signature acknowledges a visit by a Data Collector or Assessor

## APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	77,660
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	840
Appraised Land Value (Bldg)	41,430
Special Land Value	0
Total Appraised Parcel Value	119,930
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	119,930

## VISIT/ CHANGE HISTORY

**Property Location:** 10 BRANCH DR  
Vista, CA 92083

MAP ID: 421 / 311

*Account #958*

*Bldg #:* 1 of 1

*Bldg Name:*

*Sec #:*    1 *of*    1    *Card*    1    *of*    1

State Use: 101

*Print Date: 10/22/2015 11:09*

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01	Ranch	% Attic Fin	0			
Model	01	Residential	Unfin %	0			
Grade	55	1.00	Int vs. Ext	2			Same
Stories	1.0		Framing	1			Wood Joist
Occupancy	1		<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	03	Asphalt					
Interior Wall 1	05	Drywall	<b>COST/MARKET VALUATION</b>				
Interior Wall 2			Adj. Base Rate:	95.13			
Interior Flr 1	12	Hardwood	Replace Cost	119,484			
Interior Flr 2			AYB	1950			
Heat Fuel	10	Other	EYB	1976			
Heat Type	05	Hot Water	Dep Code	A			
AC Type	01	None	Remodel Rating				
Total Bedrooms	3		Year Remodeled				
Full Bthrms	1		Dep %	35			
Half Baths	0		Functional ObsInc				
Extra Fixtures	0		External ObsInc				
Total Rooms	5		Cost Trend Factor	1			
Bath Style	02	Average	Condition				
Kitchen Style	02	Average	% Complete				
Num Kitchens	1		Overall % Cond	65			
Fireplaces	0		Apprais Val	77,660			
Extra Openings	0		Dep % Ovr	0			
Prefab Fpl(s)	0		Dep Ovr Comment				
% Basement	100		Misc Imp Ovr	0			
Bsmt Garage(s)			Misc Imp Ovr Comment				
% Fin Bsmt	0		Cost to Cure Ovr	0			
% Rec Room	0		Cost to Cure Ovr Comment				
% Semi EPM	0						

**QB-OUTBUILDING & YARD ITEMS(L) / XE-BUILDING EXTRA FEATURES(B)**

SUB-OUTBUILDING & YARD ITEMS(D) / X-BUILDING EXTRA FEATURES(E)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	Shed AGP/MTL	FR	Frame	L L	121 1	11.50 0.00	1985 2006	C C			60 0	840 0

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

<u>Code</u>	<u>Description</u>	<u>Living Area</u>	<u>Gross Area</u>	<u>Eff. Area</u>	<u>Unit Cost</u>	<u>Undeprec. Value</u>
BAS	First Floor	960	960	960	95.13	91,325
BSM	Basement	0	864	259	28.52	24,639
WDK	Deck	0	368	37	9.56	3,520
	<i>Ttl. Gross Liv/Lease Area:</i>	960	2,192	1,256		119,484



Property Location: 10 BRANCH DR

Vision ID: 958

MAP ID: 42 / 31 /

Bldg Name:

State Use: 101

Account # 958

Bldg #: 1 of 1

Sec #: 1 of

1 Card

1 of 1

Print Date: 05/05/2015 08:00

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT
DEL VAGLIO TRACIE A  10 BRANCH DR  EAST HARTFORD, CT 06118 Additional Owners:	A Good	I All	I Paved			Description	Code	Appraised Value	Assessed Value	
						RES LAND	1-1	41,430	29,000	
						DWELLING	1-3	76,460	53,520	
						RES OUTBL	1-4	840	590	
SUPPLEMENTAL DATA						Total		118,730	83,110	VISION
Other ID: 0470-0010	Locn Suffix									
Homeowner Cr	Zoning	R-3								
Census 5107	Res Area	928								
VCS 1302	Non Res Area	0								
# Units 1	Lot Size	.2								
Class Res	ASSOC PID#									
GIS ID:										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)				
DEL VAGLIO TRACIE A	SAMPLES DORISE	2105/ 66 397/ 276	06/28/2002 01/24/1966	Q	I	119,900	A00	Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code
				Q	I	16,500	NC	2014 1-1	29,000	2013 1-1	29,000	2012 1-1
								2014 1-3	53,520	2013 1-3	53,520	2012 1-3
								2014 1-4	590	2013 1-4	590	2012 1-4
								Total:	83,110	Total:	83,110	Total:
												83,110

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:									

## ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

## NOTES

ADD VINYL SIDING, C TO B CONDITION PER  
2001 REVIEW. ADD WD/DK & AGP/MTL, REVAL  
2006.

UPONTED ELECTRIC

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	
									02/28/2006 10/15/15		JJ JP	62 01		Estimated 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	101	One Family	R3	64			0.20	AC	60,802.00	3.7853	5		1.00	13	0.90			1.00		41,430
Total Card Land Units:								0.20	AC	Parcel Total Land Area: 0.2.AC								Total Land Value:		41,430

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description								
Style	01	Ranch ✓	% Attic Fin								0				
Model	01	Residential	Unfin %								0				
Grade	55	1.00	Int vs. Ext								2	Same			
Stories	1.0 ✓		Framing								1	Wood Joist			
Occupancy	1														
Exterior Wall 1	25	Vinyl Siding ✓													
Exterior Wall 2		Gable ✓													
Roof Structure	03	Typical ✓													
Roof Cover	00	ASPHALT													
Interior Wall 1	05	Drywall													
Interior Wall 2															
Interior Flr 1	12	Hardwood													
Interior Flr 2															
Heat Fuel	10	Other													
Heat Type	05	Hot Water													
AC Type	01	None													
Total Bedrooms	3														
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														

## OB-OUTBUILDING &amp; 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
SHD1	Shed ✓	FR	Frame	L	121	11.50	1985	C		60	840	
AGP/MTL				L	1	0.00	2006	C		0	0	

## BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	928	928	928	96.10	89,185
BSM	Basement	0	864	259	28.81	24,891
WDK	Deck	0	368	37	9.66	3,556

Ttl. Gross Liv/Lnse Area

928

2,160

1,224

117,632

