

**Account #948**

**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  <b>VISION</b>											
ROCCO & JOANNE CALDERONI LIVING TRUST C/O JOANNE L CALDERONI TRUST 106 EDGEWOOD ST  SOUTH WINDSOR, CT 06074 Additional Owners:										Good		All		Paved				Description		Code		Appraised Value		Assessed Value													
																		IND LAND		3-1		90,000		63,000													
																		IND BLDG		3-2		166,950		116,865													
										SUPPLEMENTAL DATA																											
Other ID: 0460-0011 Homeowner Cr Census 5104 VCS 1707 # Units 2 Class Ind GIS ID:										Locn Suffix Zoning B-2 Res Area 0 Non Res Area 6108 Lot Size .5 ASSOC PID#										Total 256,950 179,865																	
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)															
ROCCO & JOANNE CALDERONI LIVING TRUST CALDERONI ROCCO S & JOANNE L GRAPHIC SOURCE INC PAGANI, VIRGINIA B & MICHAEL G MELLEN, GEORGE EST OF										3524/ 167		03/27/2015		U		1		0		B04		Yr. Code		Assessed Value		Yr. Code		Assessed Value		Yr. Code		Assessed Value					
										1267/ 175		02/27/1990		Q		1		240,000		A		2014 3-1		63,000		2013 3-1		63,000		2012 3-1		63,000					
										1239/ 134		09/26/1989		Q		1		232,800		A		2014 3-2		116,865		2013 3-2		116,865		2012 3-2		132,272					
										875/ 314		11/08/1984		Q		1		99,000		A																	
										428/ 203		03/26/1980		Q		1		73,000		NC																	
																				Total:		179,865		Total:		179,865		Total:		195,272							
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.																					
																				APPRAISED VALUE SUMMARY																	
Total:																																					
ASSESSING NEIGHBORHOOD																				Appraised Bldg. Value (Card) 138,140 Appraised XF (B) Value (Bldg) 8,550 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 90,000 Special Land Value 0 Total Appraised Parcel Value 256,950 Valuation Method: 0 Adjustment: 0 Net Total Appraised Parcel Value 256,950																	
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch																													
0001/A																																					
NOTES																																					
DBA SOFRITO PUERTO RICO, LLC, 2009. SKETCH REVISIONS, REVAL 2006. 2012 BAA DECREASE										Premier Woodworking and one vacant unit Owner was concerned about taxes going up																											
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									
55554		09/16/2009		SP				550				0				Add sprinkler to cooler.		06/27/2006						TM		63		Verified									
55444		09/03/2009		CAC				6,800				0				Install unit in box refrig		4-29-16																			
55376		08/26/2009		EL				320				0				Remove wire above ceiling																					
55058		07/14/2009		PL				9,000				0				Install 3-bay sink, 2-bay																					
55044		07/10/2009		EL				1,100				0				Run wiring for 240v - 40																					
54953		06/23/2009		SN				0				0				Wall sign - "Sofrito Puer																					
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	
1		379		Light MFG		B2				12				0.50 AC		125,000.00		1.6000		C		0.90		2000		1.00						1.00				90,000	
Total Card Land Units:										0.50 AC		Parcel Total Land Area: 0.5 AC										Total Land Value: 90,000															

Property Location: 11 BRAGG ST

MAP ID: 25/ / 282/ /

Bldg Name:

State Use: 379

Vision ID: 948

Account #948

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

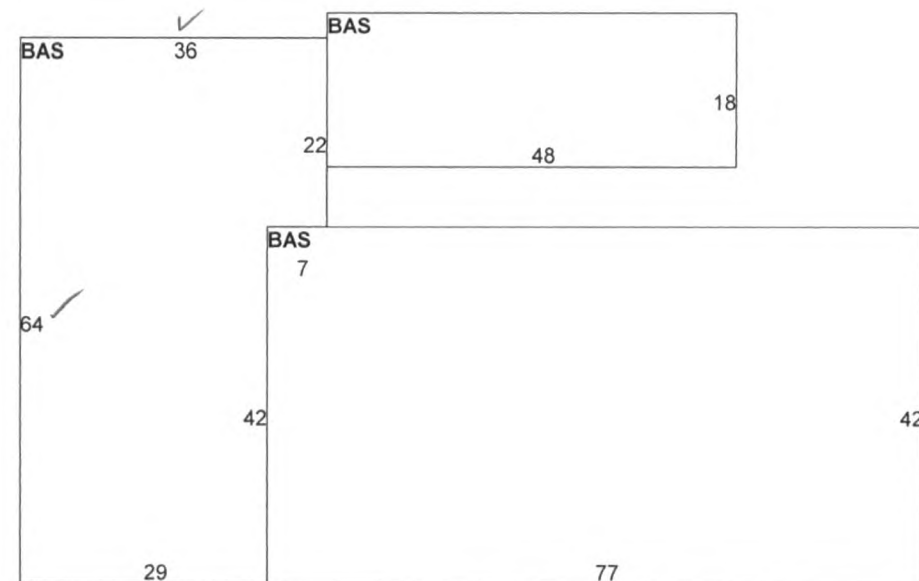
Print Date: 05/05/2015 08:00

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	70		Manufacturing				
Model	96		Ind/Comm				
Grade	53		.95				
Stories	1.0	✓					
Occupancy	2	✓					
Exterior Wall 1	20		Brick ✓				
Exterior Wall 2	15		Concr/Cinder ✓				
Roof Structure	01		Flat ✓				
Roof Cover	00		Typical ✓				
Interior Wall 1	10		Painted Block				
Interior Wall 2							
Interior Floor 1	03		Concrete				
Interior Floor 2							
Heating Fuel	10		Other				
Heating Type	04		Forced Hot Air				
AC Type	02		Combined				
Finished %	30						
Bldg Use	379		Light MFG				
Total Bedrooms	0						
Total Baths							
Num Fixtures	0						
Total Rooms	8						
Basement %	100						
Heat/AC	2		Combined				
Frame Type	3		Steel				
Baths/Plumbing	02		Average				
Common Wall	F		None				
Wall Height	12						
Perimeter	238						

MIXED USE		
Code	Description	Percentage
379	Light MFG	100

## COST/MARKET VALUATION

Adj. Base Rate:	32.31
Replace Cost	197,346
AYB	1947
EYB	1981
Dep Code	A
Remodel Rating	
Year Remodeled	1962
Dep %	30
Functional ObsInc	
External ObsInc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	138,140
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
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
SPR1	Sprinklers-Wet			B	6,108	2.00	1981		2		100	8,550

## BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	6,108	6,108	6,108	32.31	197,346
Ttl. Gross Liv/Lease Area:		6,108	6,108	6,108		197,346

