

Property Location: 10 GARDEN ST

Vision ID: 5058

MAP ID: 26/1 250/1

Account #5058

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of

State Use: 102

Print Date: 05/05/2015 11:45

CURRENT OWNER			TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT											
KRANMAS PHYLLIS & CECIL 10 GARDEN ST EAST HARTFORD, CT 06108 Additional Owners:	A Good	1 All	1 Paved				Description	Code	Appraised Value	Assessed Value												
											RES LAND	1-1	36,270	25,390								
											DWELLING	1-3	98,550	68,990								
											RES OUTBL	1-4	4,800	3,360								
											Total	139,620	Total	97,740								
SUPPLEMENTAL DATA			ASSOC PID#								PREVIOUS ASSESSMENTS (HISTORY)											
Other ID: 1860-0010 Homeowner Cr Census 5103 VCS 2003 # Units 2 Class Res GIS ID:	Locn Suffix Zoning R-4 Res Area 1632 Non Res Area 0 Lot Size .17									Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
KRANMAS PHYLLIS & CECIL DELLARIPA LISA M HUBBARD SCOTT R & CLIFFORD F HUBBARD SCOTT R., CLIFFORD F DOBSON, REJEAN & VERA KIRO, ANNA EST OF	2705/ 121 2278/ 300 1179/ 281 1040/ 8 824/ 176 431/ 49	2705/ 121 2278/ 300 1179/ 281 1040/ 8 824/ 176 431/ 49	02/21/2006 08/14/2003 11/01/1988 03/23/1987 06/22/1983 01/01/1900	Q I Q I U I Q I Q I Q V	134,000 140,000 0 147,000 65,000 0	A00 A00 B32 A A NC	2014 2014 2014 2014 2013	1-1 1-3 1-4	25,390 68,990 3,360	2013 2013 2013	1-1 1-3 1-4	25,390 68,990 3,360	2012 2012 2012	1-1 1-3 1-4	25,390 68,990 3,360							
											Total:	97,740	Total:	97,740	Total:	97,740						
EXEMPTIONS			OTHER ASSESSMENTS								APPRAISED VALUE SUMMARY											
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.														
Total																						
ASSESSING NEIGHBORHOOD																						
NBHD/SUB 0001/A	NBHD Name		Street Index Name		Tracing			Batch			Appraised Bldg. Value (Card) 98,550 Appraised XF (B) Value (Bldg) 0											
NOTES															Appraised OB (L) Value (Bldg) 4,800 Appraised Land Value (Bldg) 36,270 Special Land Value							
															COMPLETE MAY 13 2016 139,620 C							
															CAMA Adjustment: 0							
															Net Total Appraised Parcel Value 139,620							
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					
48050	12/26/2006	BLD			6,500		0		Strip 3 layers & reroof, 06/06/2006			06/06/2006				PD	63	Verified				
												5/2/2016					07					
LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Iidx	Adj.	Notes- Adj		Special Pricing		S. Adj Fact	Adj. Unit Price	Land Value		
														Spec Use	Spec Calc							
1	102	Two Family	R4	50			0.17	AC	60,802.00	4.3856	5		1.00	2003	0.80			1.00		36,270		
Total Card Land Units:										0.17	AC	Parcel Total Land Area: 0.17 AC					Total Land Value:					36,270

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	11		Multi Family Residential	% Attic Fin	50			
Model	01		1.00	Unfin %	0			
Grade	55			Int vs. Ext	2		Same	
Stories	2.0			Framing	1		Wood Joist	
Occupancy	2			MIXED USE				
Exterior Wall 1	08		Wood <i>Abrofas</i>	Code	Description		Percentage	
Exterior Wall 2				102	Two Family		100	
Roof Structure	03		Gable <i>Agda H</i>	COST/MARKET VALUATION				
Roof Cover	00		Typical	Adj. Base Rate:	69.90			
Interior Wall 1	03		Plaster	Replace Cost	151,614			
Interior Wall 2				AYB	1922			
Interior Flr 1	08		Mixed	EYB	1976			
Interior Flr 2				Dep Code	A			
Heat Fuel	10		Other <i>Gas</i>	Remodel Rating				
Heat Type	04		Forced Hot Air	Year Remodeled				
AC Type	01		None	Dep %	35			
Total Bedrooms	4			Functional ObsInc				
Full Bthrms	2			External ObsInc				
Half Baths	0			Cost Trend Factor	1			
Extra Fixtures	0			Condition				
Total Rooms	8			% Complete				
Bath Style	02		Average	Overall % Cond	65			
Kitchen Style	02		Average	Apprais Val	98,550			
Num Kitchens	2			Dep % Ovr	0			
Fireplaces	0			Dep Ovr Comment				
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 Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGRI	MTL/SHED Garage			L	1	0.00	2006	C		Null	0	
	<i>SHD Attached to FGRI</i>			L	400	20.00	1985			60	4,800	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	816	816	816	69.90	57,039
BSM	Basement	0	816	245	20.99	17,126
ENP	Enclosed Porch	0	60	24	27.96	1,678
FAE	Finished 25%	204	816	204	17.48	14,260
FOP	Open Porch	0	318	64	14.07	4,474
FUS	Finished Upper Story	816	816	816	69.90	57,039

Ttl. Gross Liv/Lease Area: 1,836 3,642 2,169 151,614

