



**TOWN OF EAST HARTFORD
OFFICE OF THE ASSESSOR**

August 5, 2021

Data Verification Letter

RECEIVED AUG 28 2021

10 3971

BRYANT PATTI
10 COLONIAL PARK RD
EAST HARTFORD CT 06118-2520


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

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.

REVALUATION 2021 DATA VERIFICATION FORM

Parcel ID: 3125

Location of Property: 10 COLONIAL PARK RD

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.

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: 1984

Central Air: Central

Style: Ranch

Total Rooms: 4

Roof Cover: Asphalt

Kitchen/s: 1

Exterior Wall: Vinyl Siding

Bedrooms: 2

Interior Wall: Drywall

Bathrooms: 2:0

Interior Flooring: Carpet

Finished Lower Level
(Percentage Complete): N/A

Heat Fuel: Other

Semi-Finished Basement
(Percentage Complete): Yes (70)

Heat System: Hot Water

Rec Room
(Percentage Complete): N/A

No. of Fireplaces,
Extra Openings: None:

Garage: YES

Additional Information:

Inground Pool: NO

NO CORRECTIONS



Signature: Patti Bryant Date: 8/14/21 Phone: (860)558-3006 Email: patti.bryant@yahoo.com

If the form is not returned, it will be considered a refusal to provide information for the 2021 revaluation.

Property Characteristics Explanations

Year Built:	The year the primary portion of the house was constructed
Style:	General description of the design of the home (e.g., ranch, split level, cape, etc.)
Roof Cover:	Predominant type of roof material used on the roof (asphalt shingle, slate, wood shingle, etc.)
Exterior Wall:	Predominant type of siding on exterior walls (wood, brick, vinyl, etc.)
Interior Wall:	Predominant wall covering materials for finished areas
Interior Floor:	Predominant floor covering materials for finished areas
Heat Fuel:	Typical choices include gas, oil, electric, geothermal, solar, etc.
Heat System:	References the primary central heat source for the home
Fireplaces:	Indicates yes or no. Indicate any permanently blocked openings, if applicable.
Central Air:	Central Air, it indicates yes, no, or partial
Total Rooms:	Includes all rooms in dwelling except for bathrooms
Bedrooms:	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.
Bathrooms:	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.
Finished Lower Level:	Finished Lower Level 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.
Semi-Finished:	Semi-Finished 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.
Rec Room:	Rec Room 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.
	Please make any additional comments on the data verification form about basement finish including amount of finish and level of finish.
Garage:	The garage types are as follows: Detached - Garage not attached to main dwelling. Attached - Garage attached to main dwelling. Under - Garage located under the main dwelling.
Additional Information:	Add Additional Information in this space that you want considered.

DO NOT call or visit the Assessor's office to make changes to this form.

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

TOWN OF EAST HARTFORD

INFORMAL HEARING FORM

Date of Hearing: 01.12.22 Time of Hearing: 10:00 AM

Parcel ID: 3125

Property Location Address: 10 Colonial Park Road

Property Owner Name: Patti Bryant

Representative Name (if any): _____

Telephone Number: Day (860) 558-2006 Email patti.bryant@yahoo.com

PRE-HEARING DATA

To better identify your concerns kindly answer the following questions prior to your hearing:

What is the Assessors estimate of value? Assessed 70% *105,320.00

Have you renovated the property in the last **5 years**? Yes No ✓ Date _____

If yes, briefly describe? _____

Have you had any real estate appraisals made on your property in the past **2 years**? Yes No ✓

What was the purpose? _____ What was the value? _____ Appraisal attached _____

Has your property been listed for sale in the last **2 years**? Yes No ✓ Amount _____

What do you believe is the market value of your property? 100%

Have you submitted any additional information for this informal hearing? Yes No ✓

If yes, how was it submitted? In Person _____ Email _____ Fax _____

HEARING DATA

In the space provided below please summarize the nature of your concern regarding: the value of your property and/or the accuracy of data shown for your property. This information along with any attachments will be thoroughly reviewed.

Feels over assessed on property

Property Owner Signature: Patti Bryant Date 01.12.22

Hearing Officer Signature: Brian Singh Date 11/21/22

Thank you for addressing your concerns regarding the estimated market value of your property at this informal hearing. The appraisers will review your concerns and a decision will be made based on how it reflects to the October 1, 2021, Real Estate market. You will receive notice of the decision in the mail. If you are not satisfied with the results of this hearing, you may make a formal appeal in writing to the Board of Assessment Appeals Pursuant to CGS 12-111. The board will meet in April 2022. The form for filing an appeal may be obtained on the Town Assessor's website www.easthartfordct.gov/assessor or at the Town of East Hartford Assessor's Office. Appeals to the Board of Assessment Appeals must be received by March 21, 2022, or they cannot be heard.

HEARING CONCLUSIONS:

Raised _____ Lowered _____ Same ✓ Initials PA Date 1/21/22

DC

Property Location 10 COLONIAL PARK RD
Vision ID 3125 Account # 3125

Map ID 19/ / 301 / /

Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 108
Print Date 01-11-2022 3:38:53 P

CURRENT OWNER			TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION						
BRYANT PATTI 10 COLONIAL PARK RD EAST HARTFORD CT 06118			A	Good	1	All	1	Paved			Description	Code	Appraised	Assessed							
									MFG DWELL	1-6	150,450	105,320									
			SUPPLEMENTAL DATA																		
						Alt Prci ID 1120-0010	Locn Suffix Zoning R-3 Res Area 1144 Non Res A 0 Lot Size Assoc Pid#														
			Census 5108	VCS 1402	# Units 1	Class Res	Total 150,450 105,320														
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)												
BRYANT PATTI BROTHERTON CARYLE EST OF BROTHERTON CARYLE SYLVERNALE MARY E BELCHER LUANNE			3422	0191	09-26-2013	U	I	45,000	B25	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
			3409	0264	08-05-2013	U	I	0	B11	2019	1-6	78,510	2018	1-6	78,510	2017	1-6	78,510			
			3310	0124	05-07-2012	U	I	0	B01												
			2972	0103	12-14-2007	Q	I	150,000	A00												
			0001	0001	08-18-1984	Q	I	60,000	A	Total		78,510	Total	78,510	Total	78,510					
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																					
Nbhd	Nbhd Name		B	Tracing		Batch															
0001																					
NOTES																					
COLONIAL PARK: PRE-FAB DWELLING ON LEASED LAND. ADD EXTRA LAV, ADD 70 SF CPY/PAT 2006 REVAL.ADD PTS,SKETCH REVISI ON,STYLE TO RANCH,2016 REVAL.																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	PURPOSE/RESULT					
B-16-847	11-01-2016	RF	Roofing		3,600		0		Reroof.		08-30-2021	MVS	3		51	Data Mailer - No Change					
											03-10-2016	CT		01	Measure - No Entry-NOH						
											03-10-2016	CT		10	Send Callback Letter						
											11-23-2005	PD		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	108	Mobile Home				0 SF	0.00	1.00000	5	1.00	14	0.900						0.0000		0	
Total Card Land Units						0.0000	SF	Parcel Total Land Area						0.0000	Total Land Value						0

Property Location 10 COLONIAL PARK RD
Vision ID 3125 Account # 3125

Map ID 19 / 301 //

Bldg # 1

Bldg Name Sec # 1 of 1 Card # 1 of 1

State Use 108
Print Date

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	01	Ranch	% Semi FBM	70						
Model	01	Residential	% Attic Fin	0.00						
Grade:	59	1.10	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	14	Carpet								
Interior Flr 2										
Heat Fuel	10	Other <i>995</i>								
Heat Type:	05	Hot Water								
AC Type:	03	Central								
Total Bedrooms	2									
Full Bthrms:	2									
Half Baths:	0									
Extra Fixtures	1									
Total Rooms:	4									
Bath Style:	02									
Kitchen Style:	03	Average Modern								
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	70									
% Attic Fin	0.00									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor		1,144	1,144	1,144	115.55	132,184			
BSM	Basement		0	1,144	343	34.64	39,632			
CAN	Canopy		0	60	6	11.55	693			
ENP	Enclosed Porch		0	120	48	46.22	5,546			
FGR	Garage		0	288	144	57.77	16,639			
PTO	Patio		0	60	3	5.78	347			
PTS	Slate Patio		0	50	3	6.93	347			
Ttl Gross Liv / Lease Area			1,144	2,866	1,691		195,388			

3125 05/24/2016

