

Property Location: 10 RACEBROOK DR D

MAP ID: 69/1 70/1

Bldg Name:

State Use: 105

Vision ID: 15688

Account # 15688

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 05/07/2015 08:30

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			6043 EAST HARTFORD, CT
	Description	Code	Appraised Value	Assessed Value				
EAGLE WICKHAM LLC C/O EAGLE CAPITAL GROUP LLC 545 NO MAIN ST, SUITE D  MANCHESTER, CT 06040 Additional Owners:	RES CONDO	1-5	49,530	34,670				
<b>SUPPLEMENTAL DATA</b>								
Other ID: 8070-0063W Homeowner Cr Census 5104 VCS 6201 # Units 1 Class Res Condo GIS ID:	Locn Suffix Zoning Res Area Non Res Area Lot Size ASSOC PID#							
					Total	49,530	34,670	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
EAGLE WICKHAM LLC WICKHAM GARDENS TRUST		1702/ 14 1018/ 129	09/26/1997 01/01/1900	Q	I		NC	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
				Q	V	0	NC	2014	1-5	34,670	2013	1-5	34,670	2012	1-5	34,670

**EXEMPTIONS**

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**

WICKHAM GARDENS CONDOS, 2ND FLOOR, STYLE D, .9200 C/I. REVAL IIRG 2006, V/D. STIPULATED JUDGEMENT 2006-2010.	Appraised Bldg. Value (Card)	49,530
	Appraised XF (B) Value (Bldg)	0
	Appraised OB (L) Value (Bldg)	0
	Appraised Land Value (Bldg)	0
	Special Land Value	0
	Total Appraised Parcel Value	49,530
	Valuation Method:	C
	Adjustment:	0
	Net Total Appraised Parcel Value	49,530

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
								01/16/1994 S-23-1'		AO	62	JM	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. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	105	Condo					0.00	0.00	1.0000	5		0.00	62	1.00			.00		0
		Total Card Land Units:	0.00	AC	Parcel Total Land Area:	0 AC										Total Land Value:	0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description		
Style	55		Res Condo			% Attic Fin	0				
Model	05		Res Condo			% Unfinished	0				
Grade	55		1.00			Int vs. Ext					
Stories	1.0					Framing	1		Wood Joist		
Occupancy	1					<b>CONDO DATA</b>					
Interior Wall 1	05		Drywall			Cmplx Acct#	50062	ID 62	% Own		
Interior Wall 2						Cmplx Name	Wickham		B# 1 S# 1		
Interior Floor 1	14		Carpet			Adjust Type	Code	Description	Factor %		
Interior Floor 2						Unit Type	FLT	Flat	100		
Heat Fuel	10		Other Gas/101			Unit Locn	01		105		
Heat Type	05		Hot Water ✓			<b>COST/MARKET VALUATION</b>					
AC Type	01		None ✓			Adj. Base Rate:		104.78			
Total Bedrooms	1		1 Bedroom			Replace Cost		71,776			
Full Bath	1					AYB		1963			
Half Baths	0					EYB		1980			
Extra Fixtures	0					Dep Code		A			
Total Rooms	3					Remodel Rating					
Bath Style	02		Average			Year Remodeled					
Kitchen Style	03		Modern			Dep %		31			
Num Kitchens						Functional ObsInc					
Fireplace(s)	0					External ObsInc					
Extra Openings	0		0			Cost Trend Factor		1			
Prefab Fpls	0					Condition					
						% Complete					
						Overall % Cond		69			
						Apprais Val		49,530			
						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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	685	685	685	104.78	71,776
	Ttl. Gross Liv/Lease Area	685	685	685		71,776