

1-9 Henderson Dr Parcel# 6222 sc 2270-0001 ct 5103 VCS 2003 Lot 172 Map 37	Acnt 0044263 Affordable Realty One LLC Vol 1982 214 Foster St Page 29 South Windsor CT 06074 Prfx	East Hartford Connecticut Card Summary of 02
---	--	---

Property Location and Identification			Owner of Record		Pricing Control Fields		Assessment District	
Card	#	Appraised Building #	Assessed Building	Out Building				
01	1	155,840	1	64,890	109,090	45,420		
02	1	436,360	0	0	305,450	0		
Tot	2	592,200	1	64,890	414,540	45,420		

Income Summary		
Year		
Primary Use		
Income Method		
Income Units/NLA		
Income Rate		
Income Value		
Effective Annual Income		
Total Expenses		
Net Operating Income		
Capitalization Rate		
Capitalization		
Land/Out Building		
Bldg Residual		
Capitalization Market Corr.		
Adjusted Appraised Building		
Assessor Transaction Information		
Listed	TM	04/26/2006
Verified	Refused	04/26/2006
Action Date		
X		
Run Date	08/29/2006	
Version	12.20 (Build 7241)	
(c) Copyright 1987-2006, SLM Technology, Inc.		

Additional Owners/Assessment History					
2005	499,650 Affordable Realty One L				
2003	454,230 Affordable Realty One L	No# Units			
2000	477,090 Westbrook Thomas A				
1992	403,730 Westbrook Thomas A				
1991	104,850 Westbrook Thomas A				
1980	45,270 Westbrook Thomas A				
		Utilities			
		Street			
		Topography			
		All Paved Good			
Assessment Change Report					
Land	79,390	93			
Bldg	397,700	104			
OutB	45,420	100			
Total	477,090	112			
L Vcs	42,000	250			
B Vcs					
Cls Listed/Vcs					
S/Sf	750,000	71			
Adj Sp					
Sale/Sf					
Sale/Un					
V/M					
Sale Date Qual Sale Price Vol Page Grantee					
05/31/2001	Y	750,000	1982	29	Affordable Realty One LLC
09/30/1975		335,000	578	262	Westbrook Thomas A

Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eg Front		Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
			Rate	Sched Val							
290 Units	21	5,000	105,000					105,000	Apt	R-5	640
											25,620
									APPRaisal	Item Count	ASSESSMENT
									105,000	Land 1	73,500
									592,200	Building 2	414,540
									64,890	OutBldgs 1	45,420
LAND SUMMARY TOTALS	Acres	0.00		105,000				105,000	762,090	TOTAL	533,460



Property Location and Identification				Owner of Record				T&U Apts-07 Class 14.55				East Hartford		File L 1		
Parcel#	6224	sc	2270-0001	Acct Vol		Page		SL	9,200	BP	55.60	Connecticut	Card 02	of 02		
CT 5103				Perm	632	CF										
VCS 2003 Lot	172	Map	37	Wall Ratio	14.55	ABP	55.60									
				Principal Building and Addition Description				Pricing Control Fields				Assessment District				
Apts-07				+36+65-8+63+8+63-8+65-36-63+8-65-8-63+8-65				2S/BR/B 10.27				9,200 131.75 1,212,100				
1 Story Height				14	Sty	Description	Code									
2 Story				14.A												
3 Design/Style				14.B												
Row				14.C												
4 Foundation/Basement				14.D												
Full Basement	5.38			14.E												
5 Fascia				14.F												
Brick				14.G												
Sa Common Wall				14.H												
6 Roof Type				14.I												
Gable				14.J												
6a Roof/Floor System				14.K												
Wood Joist				14.L												
7 Floor Finish				14.M												
Hard Wood				14.N												
8 Interior Finish				14.O												
Drywall				Assessor Transaction Information				14 Total Schedule Value 1,212,100								
Basement Finish				Listed	TM	04/26/2006		COST/MARKET/CORRELATIVES/APPRaised BUILDING								
None				Verified	Refused	04/26/2006		15 Class 14.55 16 Repl Val 1,212,100								
9 Heating				Reviewed				16a CF ( 1.26)				1,212,100				
Hot Water				Action	X			17 Norm Cond	Normal			76				
8a Air Conditioning				Action Date	08/15/2006	*		18a Market	O-Other			60				
None				Print Date	08/29/2006	15:08		18b Market								
10 Plumbing Fixtures				Version	12.20	(Build 7241)		19 Accrued [ 36 ] <sup>20</sup> Appraised				436,360				
+32 Fixtures	2.56			(c) Copyright 1987-2006, SLH Technology, Inc.												
16 Full, 16 Half Bath				Additional Owners/Assessment History				Year Built 1964								
11 Builtins/Other Features								Additions								
Yard Improvemnt	2.33							Modernized								
Add/Deduct Total	10.27							Effective	1967							
Assessment Change Report								No# Units	16							
Land								No# Rooms	64							
Bldg	295,620 103							No# BedRooms	0							
OutB								Utilities	All							
Total	295,620 103							Street	Paved							
L Vcs								Topography	Good							
B Vcs								Total Area	18,400							
Cls Listed/Vcs								Res Area								
S/Sf								Non-res Area	18,400							
Adj Sp								DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS								
Sale/Sf								Units	Des	Item	Code	Repl Value	Nrm	Mkt	Accr	Appraised Value
Sale/Un																
V/N																
								Sale Date	Qual	Sale Price	Vol	Page	Grantee			
Frontage	Avg Dep	Dep Fact	Eq Front	Rate	Sched Val	Condition	Influence	Market		Land Value	Land Class	Land Zone	VCS Land Rate / Market			
Front Ref	Classification		Acres/Units								R-5					
												640				
												25,620				
											APPRaisal	Item Count		ASSESSMENT		
											436,360	Building 1		305,450		
												OutBldgs				
											436,360	TOTAL		305,450		
LAND SUMMARY TOTALS				Acres												