

Vision ID: 14768

MAP ID: 23/ / 132/ /

Bldg Name:

State Use: 257

Account # 14768

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 05/07/2015 10:28

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION
151 H B I L L C C/O HUGHES JAMES MANAGING M 135 HIGHLAND ST WETHERSFIELD, CT 06109 Additional Owners:		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value	
						COM LAND	2-1	85,000	59,500	
						COM BLDG	2-2	127,440	89,210	
						COM OUTBL	2-5	11,310	7,910	
		SUPPLEMENTAL DATA								
		Other ID: 5190-0010		Locn Suffix						
		Homeowner Cr		Zoning B-2						
		Census 5106		Res Area 0						
		VCS 1507		Non Res Area 2760						
		# Units 3		Lot Size .25						
		Class Com								
		GIS ID:		ASSOC PID#						
						Total		223,750	156,620	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
151 H B I L L C	2207/ 122	03/28/2003	Q	I	100,000	A00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
6-10 WHITNEY STREET LLC	1901/ 122	06/09/2000	U	I	0	B01	2014	2-1	59,500	2013	2-1	59,500	2012	2-1	59,500
RIVERSIDE REALTY ASSOC LTD LIABILITY	1875/ 41	01/01/2000	U	I	0	B33	2014	2-2	89,210	2013	2-2	89,210	2012	2-2	89,210
RIVERSIDE REALTY ASSOC LTD LIABILITY	0/ 0	01/01/2000	U	I	0	B33	2014	2-5	7,910	2013	2-5	7,910	2012	2-5	7,910
LOMBARDO SANTO J & NANCY W	691/ 100	02/22/1979	Q	I	50,000	A									
							Total:		156,620	Total:		156,620	Total:		156,620

EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
Total:									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								127,440	

ASSESSING NEIGHBORHOOD					Appraised XF (B) Value (Bldg)	0
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch	Appraised OB (L) Value (Bldg)	11,310
0001/A					Appraised Land Value (Bldg)	85,000

NOTES			
YEAR BUILT: CIRCA 1900. ADD I/E PENALTY 2004-2005. ADD I&E PENALTY 2006. REMOVE I&E PENALTY 2007.	Add 2nd Story deck rear 6x10 Nail Salon	Special Land Value	0
		Total Appraised Parcel Value	223,750
		Valuation Method:	C
		Adjustment:	0
		Net Total Appraised Parcel Value	223,750

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
P-12-78	03/08/2012	PL	Plumbing	2,200		0		ADD 2 PEDICURE SINK	06/30/2006			TM	63	Verified
56813	07/22/2010	BLD		1,000		0		Issue c/o for a new tenant						
56814	02/11/2010	PL		2,000		0		Build handicap bathroom	3/22/16			JM	01	✓ 10

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	257	Store/Apts	B2		61		0.25	AC	125,000.00	2.7200	C		1.00	2000	1.00				1.00		85,000
Total Card Land Units:							0.25	AC	Parcel Total Land Area:							0.25	Total Land Value:				85,000

Property Location: 10 WHITNEY ST

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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	38		Mixed Tenant				
Model	94		Comm/Ind				
Grade	51		90				
Stories	2.0						
Occupancy	3						
Exterior Wall 1	15		Concr/Cinder				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	00		Typical Asph				
Interior Wall 1	03		Plaster				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	10		Other				
Heating Type	04		Forced Hot Air				
AC Type	02		Combined				
Finished %	100						
Bldg Use	257		Store/Apts				
Total Bedrooms	0						
Total Baths							
Num Fixtures	0						
Total Rooms	11						
Basement %	0						
Heat/AC	2		Combined				
Frame Type	1		Wood Joist				
Baths/Plumbing	02		Average				
Common Wall	F		None				
Wall Height	0						
Perimeter	152						

FUS
BAS
SLB

10

Deck 2nd story 6

19

30

46

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	Garage		18x25	L	450	20.00	1975	C			40	3,600
PAV1	Paving	AS	Asphalt	L	6,100	3.00	1975	C			40	7,320
SHD1	Shed	FR	Frame	L	84	11.50	1975	C			40	390
	Deck 2nd story		6x10		60							

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,380	1,380	1,380	65.96	91,026
FUS	Finished Upper Story	1,380	1,380	1,380	65.96	91,026
SLB	Slab	0	1,380	0	0.00	0
Ttl. Gross Liv/Lease Area:		2,760	4,140	2,760		182,052



16 Whitman St
Add Deck



