

11 Carriage Dr Parcels 2233 SC 0710-0011 CT 5107 VCS 1304 Lot 368 Map 30		Acnt 0061966 Nguyen Tuan (J/T) Vol 2968 20 High Clear Drive Page 002 Stamford CT 06905 Prfx		2 0061967		T4U Single Family Class BL 1,150 BP 82 92 Perm 142 CF Wall Ratio 8.09 ABP 82 92		East Hartford Connecticut		File R 2 Card 01 Of 01											
Property Location and Identification				Owner of Record				Pricing Control Fields				Assessment District									
1 Type and Use Single Family				Principal Building and Addition Description				Principal Building				Add/Deduct		Single Floor Area		Price		Schedule Value			
2 Story Height 1 Story				+25+46 14				1S/FR/B				52.91				1,150		135.83		156,205	
3 Design/Style Raised Ranch 30.68				1 -2+22 14.A 4 -2-16 14.B 3#-4 +10-20 14.C				1S/FR/OH 080 1S/FR/OH 080 WD/DK 020				44 161.30 32 174.11 200 28.04				7,097 5,572 5,608		2,790			
4 Foundation/Basement Full Basement				14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O																	
5 Fascia Frame																					
5a Common Wall																					
6 Roof Type Gable																					
6a Roof/Floor System Wood Joist																					
7 Floor Finish Mixed																					
8 Interior Finish Drywall																					
Basement Finish 40% Finished 16.58																					
9 Heating Hot Water																					
9a Air Conditioning None																					
10 Plumbing Fixtures 1.5 Baths 1 74																					
11 Builtins/Other Features Fireplace 3.91																					
Add/Deduct Total 52.91																					
Assessment Change Report																					
Land 37,740 96																					
Bldg 60,750 197																					
OutB 1,500 100																					
Totl 99,560 158																					
L Vcs 50,000 104																					
B Vcs 186,000 92																					
Cls Listed/Vcs * 01 57																					
S/Sf 2,261 99.62																					
Adj Sp																					
Sale/Sf																					
Sale/Un																					
V/M																					
Frontage																					
Avg Dep																					
Dep Fact																					
Eq Front																					
Front Ref																					
Classification																					
Rate																					
Sched Val																					
Condition																					
Influence																					
Market																					
Land Value																					
Land Class																					
Land Zone																					
VCS Land Rate / Market																					
500																					
50,000																					
APPRaisal																					
Item Count																					
Land 1																					
Building 1																					
OutBldgs 1																					
TOTAL																					
157,660																					
51,840																					
171,250																					
2,150																					
225,240																					
A-Aver 96																					
51,840																					
225,240																					
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157,660																					

14 Total Schedule Value 177,272

MP 03/04/2006
Verified 03/04/2006

15 Class 01 57 16 Repl Val 186,136
16a CF (1.00) 186,136
17 Norm Cond R-Normal 84
18a Market R-Avg 109
18b Market
19 Accrued 92 20 Appraised 171,250

Additional Owners/Assessment History

MOR 0061967 Le Ba	Year Built	1964
2009 157,660 Nguyen Tuan	Additions	
2006 157,660 Durso Daniel & Margaret	Modernized	
2005 99,560 Durso Daniel & Margaret	Effective	1967
2000 82,820 Durso Daniel & Margaret	No# Units	1
1992 50,120 Durso Daniel & Margaret	No# Rooms	6
1991 50,120 Young Charles M & Cheryl	No# Bedrooms	3
1982 50,120 Manuck,William Jr & Ani	Utilities	ALL
1980 19,310 Manuck,William Jr & Ani	Street	Paved
	Topography	Good
	Total Area	2,261
	Res Area	2,261
	Non-res Area	

DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS

Units	Des	Item	Code	Repl Value	Nrm	Mk	Accr	Appraised Value
140SE	FR/SHED	036		2,688	80		80	2,150
140N	AGP/METL	REF						
140N	MIL/SHED	REF						

DEL EXTRA FIXTURE 2006 REVAL.

Sale Date	Qual	Sale Price	Vol	Page	Grantee
11/28/2007	Y	225,000	2968	002	Nguyen Tuan
09/28/1992	Y	136,250	1406	292	Durso Daniel & Margaret
09/30/1983	Y	75,000	838	22	Young Charles M & Cheryl
03/02/1979	Y	59,000	692	33	Manuck,William Jr & Anita

Frontage	Avg Dep	Dep Fact	Eq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market	
108	150	100	108	500	54,000				54,000	Res	R-2	500	
										VCS Z/L 100		50,000	
										APPRaisal	Item Count	ASSESSMENT	
										51,840	Land	1	36,290
										171,250	Building	1	119,870
										2,150	OutBldgs	1	1,500
											TOTAL		157,660
LAND SUMMARY TOTALS				Acres	0.37	54,000			A-Aver 96	51,840	225,240	TOTAL	157,660

11 Carriage Dr Parcel# 2233 SC 0710-0011 CT 5107 VCS 1304 Lot 368 Map 30				Acct 0061966 Nguyen Tuan (J/T) Vol 2968 20 High Clear Drive Page 002 Stamford CT 06905 Prfx				2 0061967 T&U Single Family Class 01.57 BL 1,150 BP 82.92 Perm 142 CP Wall Ratio 8.09 ABP 82.92				East Hartford Connecticut Card 01 Of 01				File R 2															
Property Location and Identification								Owner of Record								Pricing Control Fields				Assessment District											
1 Type and Use Single Family 2 Story Height 1 Story 3 Design/Style Raised Ranch 30.68 4 Foundation/Basement Full Basement 5 Pscia Frame 5a Common Wall 6 Roof Type Gable 6a Roof/Floor System Wood Joist 7 Floor Finish Mixed 8 Interior Finish Drywall Basement Finish 40% Finished 16.58 9 Heating Hot Water 9a Air Conditioning None 10 Plumbing Fixtures 1.5 Baths 1.74 11 Builtins/Other Features Fireplace 3.91 Add/Deduct Total 52.91 Assessment Change Report Land 37,740 96 Bldg 60,750 197 OutB 1,500 100 Totl 99,560 158 L Vcs 50,000 104 B Vcs 186,000 92 Cls Listed/Vcs * 01.57 S/SF 2,261 99.62 Adj Sp Sale/Sf Sale/Un V/M								Principal Building and Addition Description +25+46 14 1 -2+22 14.A 4 -2-16 14.B 3#-4 +10-20 14.C 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O								14 Total Schedule Value 177,272 COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 01.57 16 Repl Val 186,136 16a CF (1.00) 186,136 17 Norm Cond R-Normal 84 18a Market R-Avg 109 18b Market 19 Accrued 92 20 Appraised 171,250 Additional Owners/Assessment History MOR 0061967 Le Be 2009 157,660 Nguyen Tuan 2006 157,660 Durso Daniel & Margaret 2005 99,560 Durso Daniel & Margaret 2000 82,820 Durso Daniel & Margaret 1992 50,120 Durso Daniel & Margaret 1991 50,120 Young Charles M & Cheryl 1982 50,120 Manuck,William Jr & Ani 1980 19,310 Manuck,William Jr & Ani Year Built 1964 Additions Modernized Effective 1967 No# Units 1 No# Rooms 6 No# Bedrooms 3 Utilities ALL Street Paved Topography Good Total Area 2,261 Res Area 2,261 Non-res Area								DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value 140SF FR/SHED 036 2,688 80 80 2,150 1UN AGP/METL REF 1UN MTL/SHED REF Sale Date Qual Sale Price Vol Page Grantee 11/28/2007 Y 225,000 2968 002 Nguyen Tuan 09/28/1992 Y 136,250 1406 292 Durso Daniel & Margaret 09/30/1983 Y 75,000 838 22 Young Charles M & Cheryl 03/02/1979 Y 59,000 692 33 Manuck,William Jr & Anita							
Frontage 108 Avg Dep 150 Dep Fact 100 Eqt Front 108 Front Ref Classification Acres/Units Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market 54,000 54,000 500 54,000 Res R-2 500 VCS Z/L 100 50,000 APPAISAL ASSESSMENT 51,840 Land 1 36,290 171,250 Building 1 119,870 2,150 OutBldgs 1 1,500 LAND SUMMARY TOTALS Acres 0.37 54,000 A-Aver 96 51,840 225,240 TOTAL 157,660								C-WD/DK 1S/FR/B A-1S/FR/OH B-1S/FR/OH Removed Pool approx. June 2009 Pool DEMO 9-23-10 RB								N/C-2010															

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