

Property Location: 10 VINCENT CT

Vision ID: 16930

MAP ID: 38 / 243 /

Account # 16930

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 105

Print Date: 08/07/2013 12:21

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT
	Description	Code	Appraised Value	Assessed Value					
THORPE FRED S & ROSALIE	RES CONDO	1-5	200,100	140,070					
10 VINCENT CRT									
EAST HARTFORD, CT 06108									
Additional Owners:									
	Other ID: 5025-0010	Locn Suffix							
	Homeowner Cr	Zoning	DDD2						
	Census 5103	Res Area	0						
	VCS 7506	Non Res Area	1257						
	# Units 1	Lot Size							
	Class Res Condo	ASSOC PID#							
	GIS ID:				Total	200,100	140,070		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
THORPE FRED S & ROSALIE	ROCAMORA ACQUISITIONS L L C	2929/ 12 2468/ 240	07/31/2007 09/23/2004	U Q	I V	226,900 220,000	B00 A00	Yr. 2012	Code 1-5	Assessed Value 141,550	Yr. 2011	Code 1-5	Assessed Value 141,550	Yr. 2010	Code 1-5	Assessed Value 154,000
								Total:		141,550	Total:	141,550	Total:	141,550	Total:	154,000

EXEMPTIONS		OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY							
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method:

ASSESSING NEIGHBORHOOD										NOTES									
NBHD/ SUB	NBHD Name		Street Index Name		Tracing		Batch		Total Appraised Parcel Value						Valuation Method:				
0001/A													Adjustment:						
HERITAGE II, C/O #48475, 07/27/2007. REVISE BLDG & GAR SKETCH 2013.																			

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	
49329	06/18/2007	EL		4,500		0		Wire new single family d	01/10/2012						
48477	03/09/2007	BLD		106,600		0		A new single family dwel	08/02/2007						
48475	03/09/2007	BLD		106,600		0		A new single family dwel							
48476	03/09/2007	BLD		106,600		0		A new single family dwel							

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	75	2.00		.00		0	
Total Card Land Units:								0.00	AC	Parcel Total Land Area:	0	AC				Total Land Value:		0

## **CONSTRUCTION DETAIL**

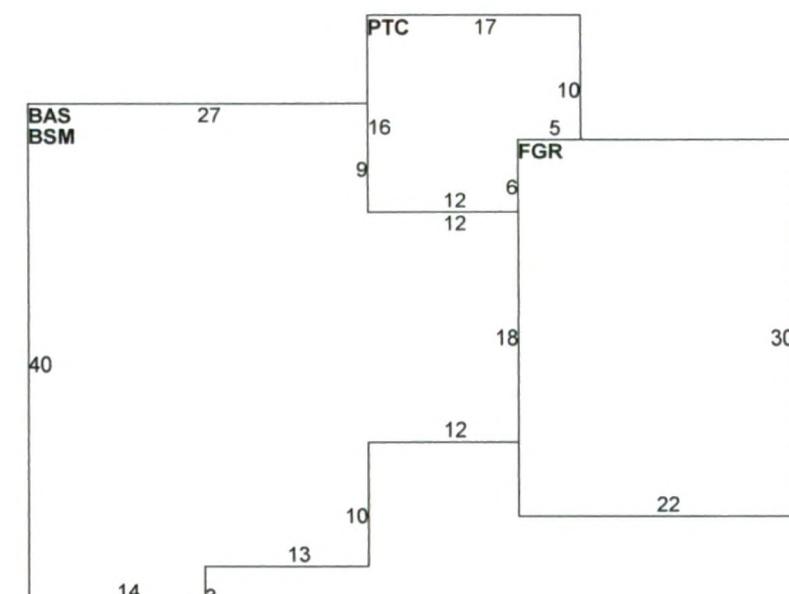
**CONSTRUCTION DETAIL (CONTINUED)**

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#	50075	ID 75	% Own	
Interior Wall 2				Cmplx Name	Goodwin Village	B# 1	S# 1	
Interior Floor 1	08		Mixed	Adjust Type	Code	Description	Factor %	
Interior Floor 2				Unit Type	RAN	Ranch	100	
Heat Fuel	10		Other	Unit Locn	06		106	
Heat Type	04		Forced Hot Air	<b>COST/MARKET VALUATION</b>				
AC Type	03		Central	Adj. Base Rate:			104.40	
Total Bedrooms	2		2 Bedrooms					
Full Bath	2			Replace Cost			206,287	
Half Baths	0			AYB			2007	
Extra Fixtures	0			EYB			2008	
Total Rooms	4			Dep Code			G	
Bath Style	02		Average	Remodel Rating				
Kitchen Style	02		Average	Year Remodeled				
Num Kitchens				Dep %			3	
Fireplace(s)	0			Functional ObsInc				
Extra Openings	0	0		External ObsInc				
Prefab Fpls	0			Cost Trend Factor			1	
				Condition				
				% Complete				
% Basement	100			Overall % Cond			97	
Bsmt Garage(s)				Apprais Val			200,100	
% FBM	0			Dep % Ovr			0	
% Rec Room	0			Dep Ovr Comment				
% Semi-FBM	0			Misc Imp Ovr			0	
				Misc Imp Ovr Comment				
				Cost to Cure Ovr			0	
				Cost to Cure Ovr Comment				

QB-OUTBUILDING & YARD ITEMS(L) / XE-BUILDING EXTRA FEATURES(B)

## **BUILDING SUB-AREA SUMMARY SECTION**

<u>Code</u>	<u>Description</u>	<u>Living Area</u>	<u>Gross Area</u>	<u>Eff. Area</u>	<u>Unit Cost</u>	<u>Undeprec. Value</u>
BAS	First Floor	1,257	1,257	1,257	104.40	131,228
BSM	Basement	0	1,257	377	31.31	39,357
FGR	Garage	0	660	330	52.20	34,452
PTC	Concrete Patio	0	242	12	5.18	1,257
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,257</b>	<b>3,416</b>	<b>1,976</b>		<b>206,287</b>



Property Location: 10 VINCENT CT

MAP ID: 38/ / 243/ /

State Use: 105

Vision ID: 16930

Account #16930

Bldg #: 1 of 1

Bldg Name:

Print Date: 03/20/2013 11:40

**CURRENT OWNER****TOPO.****UTILITIES****STRT/ROAD****LOCATION****CURRENT ASSESSMENT****Description****Code****Appraised Value****Assessed Value**

THORPE FRED S &amp; ROSALIE

10 VINCENT CRT

EAST HARTFORD, CT 06108

Additional Owners:

Other ID: 5025-0010

Homeowner Cr

Census

VCS

# Units

Class

GIS ID:

Locn Suffix

Zoning DDD2

Res Area 0

Non Res Area 1269

Lot Size

ASSOC PID#

RES CONDO

1-5

202,210

141,550

6043  
EAST HARTFORD, CT

VISION

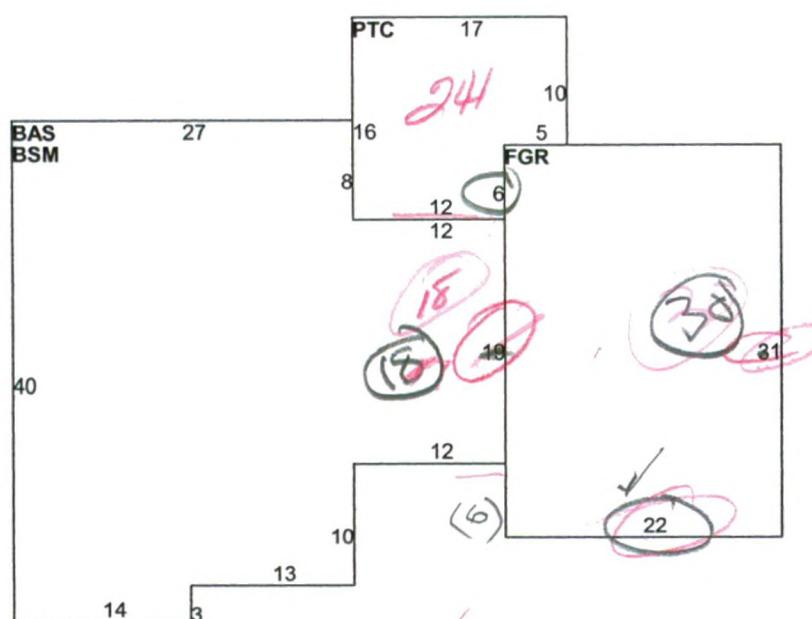
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description		
Style	55	Res Condo	% Attic Fin	0							
Model	05	Res Condo	% Unfinished	0							
Grade	55	1.00	Int vs. Ext								
Stories	1.0		Framing	1		Wood Joist					
Occupancy	1		CONDO DATA								
Interior Wall 1	05	Drywall	Cmplx Acct#	50075	ID	75	% Own				
Interior Wall 2			Cmplx Name	Goodwin Village	B#	1	S#	1			
Interior Floor 1	08	Mixed	Adjust Type	Code	Description			Factor %			
Interior Floor 2			Unit Type	RAN	Ranch			100			
Heat Fuel	10	Other	Unit Locn	06				106			
Heat Type	04	Forced Hot Air	COST/MARKET VALUATION								
AC Type	03	Central	Adj. Base Rate:		104.08						
Total Bedrooms	2	2 Bedrooms	Replace Cost		208,465						
Full Bath	2		AYB		2007						
Half Baths	0		EYB		2008						
Extra Fixtures	0		Dep Code		G						
Total Rooms	4		Remodel Rating								
Bath Style	02	Average	Year Remodeled								
Kitchen Style	02	Average	Dep %								
Num Kitchens			Functional ObsInc								
Fireplace(s)	0		External ObsInc								
Extra Openings	0	0	Cost Trend Factor								
Prefab Fpls	0		Condition								
			% Complete								
% Basement	100		Overall % Cond								
Bsmt Garage(s)			Apprais Val								
% FBM	0		Dep % Ovr								
% Rec Room	0		Dep Ovr Comment								
% Semi FBM	0		Misc Imp Ovr								
			Misc Imp Ovr Comment								
			Cost to Cure Ovr								
			Cost to Cure Ovr Comment								

## OB-OUTBUILDING &amp; 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	1,269	1,269	1,269	104.08	132,073
BSM	Basement	0	1,269	381	31.25	39,653
FGR	Garage	0	682	341	52.04	35,490
PTC	Concrete Patio	0	242	12	5.16	1,249
Ttl. Gross Liv/Lease Area:		1,269	3,462	2,003		208,465



**Real Estate  
TOWN OF EAST HARTFORD  
Certificate of Change for the 2012 Grand List**

By authority of sec. 12-60 of the Connecticut General Statutes, the Assessor hereby adjusts the assessment list of 2012.

**COC Date    List No.    Unique ID**  
08/08/2013    16330    00016930

**COC No.**  
42565R

THORPE FRED S & ROSALIE  
10 VINCENT CRT  
EAST HARTFORD, CT 06108

**Property Information**

**Property Location**  
00010 VINCENT CT

**Map/Block/Lot**

38 243

**Volume: 2929 / Page: 12**

	<b>Original</b>	<b>Adjustment</b>	<b>Current</b>
Assessment	<b>141,550</b>	<b>-1,480</b>	<b>140,070</b>
Exemptions	<b>0</b>	<b>0</b>	<b>0</b>
Net Assmt.	<b>141,550</b>	<b>-1,480</b>	<b>140,070</b>

**Record changed for the following reasons:**  
REVISE SKETCH & ASSMT.

**ASSESSOR, TOWN OF EAST HARTFORD**

**Remarks:**



\*2012010016330\*

**For Tax Collector's use only**

Real Estate Assessment Year: 2012   Due in Collection Year: 2013

	<b>CITY</b>
Mill Rates	43 9000
Original Tax	6,214.06
Tax Credit	-64.98
Current Tax	6,149.08

**TAX COLLECTOR, TOWN OF EAST HARTFORD**

I would call  
FGR's 22x30'-  
making interior  
measurement  
18'.

discussed with  
Brian or  
Wally



Marcia A. Leclerc  
MAYOR

# TOWN OF EAST HARTFORD

740 Main Street  
East Hartford, Connecticut 06108

OFFICE OF THE ASSESSOR

(860) 291-7260  
fax (860) 291-7308

April 26, 2013

Fred S. & Rosalie Thorpe  
10 Vincent Court  
East Hartford, CT

**RE: 10 Vincent Court  
PID# 16930**

Dear Property Owner:

Based upon a recent inspection of the above-reference property, changes have been made relating to the assessment. In the instant case, there was a revision to the building & garage sketches.

Consequently, consistent with Sections 12-55 and 12-60 of the General Statutes of Connecticut, you are hereby notified that the assessment for the October 2011 & 2012 Grand Lists have been revised as follows:

	Original	Revised
<b>Total Assessed Value (70%) 2011 Grand List</b>	\$141,550	\$140,070
<b>Total Assessed Value (70%) 2012 Grand List</b>	\$141,550	\$140,070

You may appeal this decision to the Town of East Hartford Board of Assessment Appeals. Since the statutory period for the meeting of such board for the current year has passed, the appeal period shall be extended to the next succeeding Board of Assessment Appeals. Application for this appeal process must be received by the Assessor's Office on or before February 20, 2014. Applications will be available after January 1, 2014 either in the assessor's office or online at the town's website.

If you have any questions, please call me at (860) 291-7267

Wallace Inkpen, CCMA II  
Deputy Assessor

