

Property Location: 10 RACEBROOK DR B

MAP ID: 69 / 70 /

Bldg Name:

State Use: 105

Vision ID: 15686

Account # 15686

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 VISION											
EAGLE WICKHAM LLC C/O EAGLE CAPITAL GROUP LLC 545 NO MAIN ST, SUITE D MANCHESTER, CT 06040 Additional Owners:									Description	Code	Appraised Value	Assessed Value												
									RES CONDO	1-5	49,530	34,670												
SUPPLEMENTAL DATA									Total															
Other ID: 8070-0059V Homeowner Cr Census 5104 VCS 6201 # Units 1 Class Res Condo GIS ID:					Locn Suffix Unit B Zoning R-5 Res Area 685 Non Res Area 0 Lot Size ASSOC PID#				49,530				34,670											
RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	q/u	v/I	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
EAGLE WICKHAM LLC WICKHAM GARDENS TRUST					1702/ 14 1018/ 129	09/26/1997 01/01/1900	Q Q	I V		NC 0 NC	Yr. 2014	Code 1-5	Assessed Value 34,670	Yr. 2013	Code 1-5	Assessed Value 34,670	Yr. 2012	Code 1-5	Assessed Value 34,670					
											Total:	34,670	Total:	34,670	Total:	34,670	Total:	34,670						
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:																								
ASSESSING NEIGHBORHOOD										APPROAISED VALUE SUMMARY														
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)					49,530									
0001/A										Appraised XF (B) Value (Bldg)					0									
										Appraised OB (L) Value (Bldg)					0									
										Appraised Land Value (Bldg)					0									
										Special Land Value					0									
NOTES										Total Appraised Parcel Value										49,530				
WICKHAM GARDENS CONDOS, 2ND FLOOR, STYLE B, 9200 C/I. REVAL HIRG 2006, V/D. STIPULATED JUDGEMENT 2006-2010.										Valuation Method:										C				
										Adjustment:										0				
										Net Total Appraised Parcel Value										49,530				
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										
									01/16/1994 5-20-16			AO	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			CONDO DATA			
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 / Oil	Unit Locn	01		105
Heat Type	05		Hot Water ✓	COST/MARKET VALUATION			
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
% Basement	0			Dep % Ovr			0
Bsm't Garage(s)				Dep Ovr Comment			
% FBM	0			Misc Imp Ovr			0
% Rec Room	0			Misc Imp Ovr Comment			
% Semi FBM	0			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BAS[685]

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

