

Property Location: 11 CANTERBURY ST

MAP ID: 30 / 305 /

Bldg Name:

State Use: 101

Vision ID: 2174

Account # 2174

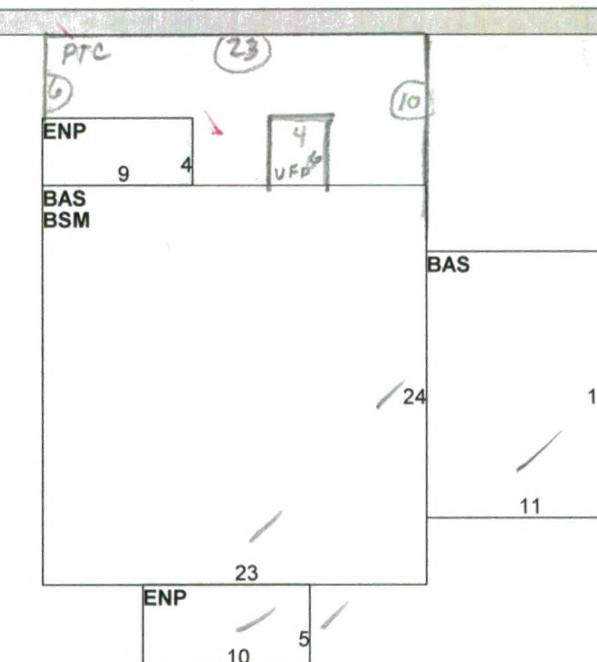
Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 05/05/2015 09:43

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT								
BARBARA A KINCMAN REVOCABLE C/O BARBARA A KINCMAN TRUSTEE 11 CANTERBURY ST		A Good	1 All	1 Paved		Description Code Appraised Value Assessed Value												
EAST HARTFORD, CT 06118 Additional Owners: KINCMAN BARBARA A TRUSTEE						RES LAND 1-1 40,380 28,270												
						DWELLING 1-3 66,910 46,840												
SUPPLEMENTAL DATA																		
Other ID: 0680-0011		Locn Suffix				Total 107,290 75,110				VISION								
Homeowner Cr		Zoning R-3																
Census 5107		Res Area 728																
VCS 1306		Non Res Area 0																
# Units 1		Lot Size .15																
Class Res		ASSOC PID#																
RECORD OF OWNERSHIP																		
BARBARA A KINCMAN REVOCABLE TRUST		BK-VOL/PAGE 3199/142	SALE DATE 09/07/2010	g/u U	v/t I	SALE PRICE 0 36,900	V.C. B04	Yr. 2014	Code 1-1	Assessed Value 28,270	PREVIOUS ASSESSMENTS (HISTORY)							
KINCMAN BARBARA A		848/ 256	08/11/1978	Q	I	36,900	A	2014	1-3	46,840	2013 1-1 28,270							
KINCMAN,FRANCIS W & BARBARA A		673/ 285	08/11/1978	Q	I	36,900	A	2014	1-3	46,840	2013 1-3 46,840							
EXEMPTIONS																		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor								
										<i>[Signature]</i>								
Total										APPRaised VALUE SUMMARY								
ASSESSING NEIGHBORHOOD																		
NBHD/SUB 0001/A	NBHD Name	Street Index Name	Tracing		Batch	Appraised Bldg. Value (Card) 66,910												
						Appraised XF (B) Value (Bldg) 0												
						Appraised OB (L) Value (Bldg) 0												
						Appraised Land Value (Bldg) 40,380												
						Special Land Value 0												
						Total Appraised Parcel Val 107,290												
						Valuation Method: C												
						Adjustment: FEB 17 2016												
						Net Total Appraised Parcel Val 107,290												
BUILDING PERMIT RECORD																		
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	Cd.	Purpose/Result				
									04/29/2006	JJ	62	Estimated						
									11/23/15	JP	07							
LAND LINE VALUATION SECTION											VISIT/CHANGE HISTORY							
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	101	One Family	R3		60		0.15	AC	60,802.00	4.9193	5		1.00	13	0.90		1.00	40,380
Total Card Land Units:								0.15	AC	Parcel Total Land Area:	0.15 AC						Total Land Value:	40,380

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch.	Element	Cd.	Ch.
Style	01	Ranch ✓	% Attic Fin	0	
Model	01	Residential	Unfin %	0	
Grade	55	1.00	Int vs. Ext	2	Same
Stories	1.0		Framing	1	Wood Joist
Occupancy	1		MIXED USE		
Exterior Wall 1	25	Vinyl Siding ✓	Code	Description	
Exterior Wall 2			101	One Family	
Roof Structure	03	Gable ✓		Percentage	
Roof Cover	00	Typical ✓		100	
Interior Wall 1	05	Drywall ✓	COST/MARKET VALUATION		
Interior Wall 2			Adj. Base Rate:	110.92	
Interior Flr 1	12	Hardwood ✓	Replace Cost	102,932	
Interior Flr 2			AYB	1942	
Heat Fuel	10	Other ✓	EYB	1976	
Heat Type	04	Forced Hot Air ✓	Dep Code	A	
AC Type	01	None ✓	Remodel Rating		
Total Bedrooms	3 ✓		Year Remodeled	1977	
Full Bthrms	1 ✓		Dep %	35	
Half Baths	0		Functional ObsInc		
Extra Fixtures	0		External ObsInc		
Total Rooms	5 ✓		Cost Trend Factor	1	
Bath Style	02	Average ✓	Condition		
Kitchen Style	02	Average ✓	% Complete		
Num Kitchens	1		Overall % Cond	65	
Fireplaces	0		Apprais. Val	66,910	
Extra Openings	0		Dep % Ovr	0	
Prefab Fpl(s)	0		Dep Ovr Comment		
% Basement	100 ✓		Misc Imp Ovr	0	
Bsmt Garage(s)			Misc Imp Ovr Comment		
% Fin Bsmt	0		Cost to Cure Ovr	0	
% Rec Room	0		Cost to Cure Ovr Comment		
% Semi FBM	0				



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
MTL/SHED✓				L	64	0.00	2006			Null	0	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	728	728	728	110.92	80,748
BSM	Basement	0	552	166	33.36	18,412
ENP	Enclosed Porch	0	86	34	43.85	3,771
Ttl. Gross Liv/Lease Area:		728	1,366	928		102,932