

F-3 Higbie Dr Parcel# 6348 SC 2310-0001 CT 5112 WCS 0802 Lot 59 Map 58				Acnt 0046045 Sheperd Marlene R Vol 2051 3 Higbie Dr Page 43 East Hartford CT 06108 Prfx				T&U 2 Family BL 792 Perm 116 Wall Ratio 6.82				Class 02.55 BP 102.77 CF ABP 102.77				East Hartford Connecticut				File R 1 Card 01 Of 01																			
Property Location and Identification								Owner of Record								Pricing Control Fields								Assessment District															
1 Type and Use 2 Family 1.14 2 Story Height 71.94 3 Design/Style Duplex 12.33 4 Foundation/Basement 50% Basement 5 Fascia Metal/Vinyl 5a Common Wall 6 Roof Type Gable 6a Roof/Floor System Wood Joist 7 Floor Finish Hard Wood 8 Interior Finish Drywall Basement Finish None 9 Heating Forced Air 9a Air Conditioning None 10 Plumbing Fixtures 2.5 Baths 2.53 11 Builtins/Other Features Modern Interior								Principal Building and Addition Description +22+36 14 1#+6 -3+7 14.A 2 #-12-11 14.B 2#-11 +12+16 14.C 4#-6 -3-7 14.D 3 +12-31-12+9+4+12-4+10 14.E 2#+14 +4+12 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O								Principal Building Add/Deduct Single Floor Area Price Schedule Value 2S/FR/PB 87.94 792 190.71 151,042 Sty Description Code OP 040 21 96.32 2,023 1S/FR/NB 110 132 170.38 22,490 FEP 100 192 141.57 27,182 OP 040 21 96.32 2,023 C/PAT 010 324 12.49 4,046 OP 040 48 78.98 3,791								Assessor Transaction Information Listed JJ 10/19/2006 Verified 10/19/2006 Reviewed Action L Action Date 12/24/2008 Print Date 12/24/2008 11:12 Version 16.60 (Build 9358) (c) Copyright 1987-2009, SLN Technology, Inc.								14 Total Schedule Value 212,597 COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 02.55 16 Repl Val 212,597 16a CF (1.00) 212,597 17 Norm Cond R-Good 89 18a Market R-Avg 95 18b Market 19 Accrued 85 20 Appraised 180,710							
Add/Deduct Total 87.94 Assessment Change Report Land 16,670 116 Bldg 54,180 233 OutB 6,170 100 Totl 75,990 200 L Vcs 30,000 92 B Vcs 142,000 127 Cls Listed/Vcs 02.55 02.53 \$/sf 1,716 126.47 Adj Sp Sale/Sf Sale/Un V/M																Additional Owners/Assessment History 2007 151,930 Sheperd Marlene R 2005 75,990 Sheperd Marlene R 2001 75,990 Karqul Rita Irene 2000 74,830 Karqul Bolek & Rita 1992 43,250 Karqul Bolek & Rita 1984 42,450 Karqul Bolek & Rita 1980 15,690 Kargul Bolek & Rita Year Built 1942 Additions 1962 Modernized 1985 Effective 1950 No# Units 2 No# Rooms 5D4U No# Bedrooms 4 Utilities All Street Paved Topography Good Total Area 1,716 Res Area 1,716 Non-res Area																							
ADD .5 BATH, UPDATED INTERIOR, REVAL 2006.								DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value 528SF G/2C 052 14,678 60 60 8,810 48SF FR/SHED REF																															
Sale Date Qual Sale Price Vol Page Grantee																																							
Frontage Avg Dep Dep Fact Front Ref Classification				Eq Front Acres/Units				Rate Sched Val Condition Influence Market				Land Value Land Class Land Zone VCS Land Rate / Market																											
68 88 77 52				460 23,920								23,920 Res R-3 460 VCS Z/L 65 30,000																											
												APPAISAL Item Count ASSESSMENT																											
												27,510 Land 1 19,260																											
												180,710 Building 1 126,500																											
												8,810 OutBldgs 1 6,170																											
LAND SUMMARY TOTALS Acres 0.14				23,920				A-Aver 115				27,510 217,030 TOTAL 151,930																											

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