

Property Location: 10-24 JAMES ST

MAP ID: 5/ / 93/ /

Bldg Name:

State Use: 201

Vision ID: 7102

Account # 7102

Bldg #: 1 of 4

Sec #: 1 of

1 Card 1 of 4

Print Date: 05/05/2015 14:41

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT  <b>VISION</b>								
PARKER FAMILY ENTERPRISES		A Good	I All	I Paved		Description	Code	Appraised Value	Assessed Value									
P O BOX 280505						COM LAND	2-1	134,500	94,150									
EAST HARTFORD, CT 06108						COM BLDG	2-2	508,230	355,765									
Additional Owners:						COM OUTBL	2-5	46,620	32,630									
SUPPLEMENTAL DATA						Total				482,545								
Other ID: 2580-0010		Homeowner Cr		Locn Suffix														
Census 5102				Zoning B-3														
VCS 1903				Res Area 22793														
# Units 4				Non Res Area 0														
Class Com				Lot Size 1.38														
GIS ID:				ASSOC PID#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
PARKER FAMILY ENTERPRISES		805/ 2	06/19/1979	U	I	135,000	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
								2014	2-1	94,150	2013	2-1	94,150					
								2014	2-2	355,765	2013	2-2	355,765					
								2014	2-5	32,630	2013	2-5	32,630					
Total:								482,545	Total:	482,545	Total:	482,545	Total:					
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																		
NBHD/ SUB	NBHD Name		Street Index Name		Tracing		Batch											
0001/A																		
NOTES																		
HIRNG N/C. DBA PARKER X-RAY SOLUTION SERVICE, 2002.																		
BUILDING PERMIT RECORD																		
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	Cd.	Purpose/Result				
47685	11/07/2006	BLD		8,654		0		Remove & re-roof (28 sq	02/01/2006			TM	63	Verified				
									6-13-16			JM	63					
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	201	Commercial	B3		199		1.38 AC	125,000.00	0.7797	C		1.00	2000	1.00			1.00	134,500
Total Card Land Units: 1.38 AC														Parcel Total Land Area: 1.38 AC		Total Land Value: 134,500		

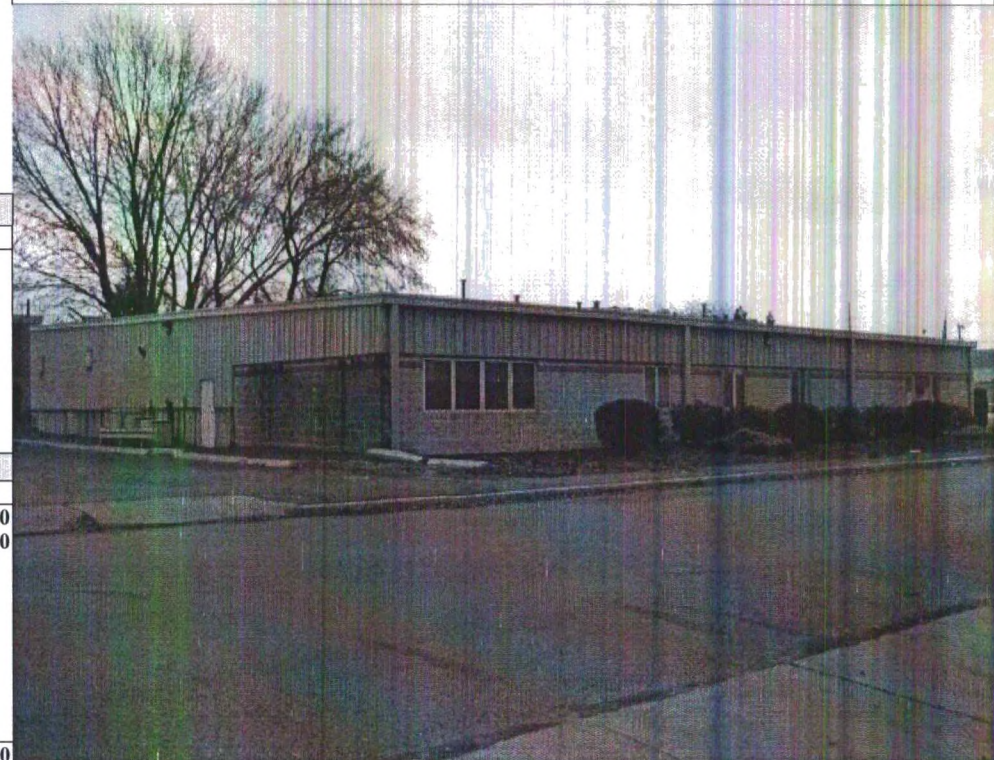
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	76		Storage Facility ✓				
Model	94		Comm/Ind ✓				
Grade	47		.80 ✓				
Stories	1.0 ✓						
Occupancy	1 ✓						
Exterior Wall 1	31		Enamel Steel				
Exterior Wall 2							
Roof Structure	01		Flat ✓				
Roof Cover	00		Typical ✓				
Interior Wall 1	01		Minimum ✓				
Interior Wall 2							
Interior Floor 1	03		Concrete ✓				
Interior Floor 2							
Heating Fuel	10		Other Gas ✓				
Heating Type	12		Unit Heater ✓				
AC Type	01		None ✓				
Finished %	20						
Bldg Use	301		Industrial Storage ✓				
Total Bedrooms	0						
Total Baths							
Num Fixtures	0						
Total Rooms	0						
Basement %	0						
Heat/AC	5		No A/C ✓				
Frame Type	3		Steel ✓				
Baths/Plumbing	02		Average ✓				
Common Wall	F		None ✓				
Wall Height	0 ✓	14 ✓					
Perimeter	200						

 BAS  
PBM

Storage

60 ✓

40



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
PAV1	Paving	AS	Asphalt	L	25,900	3.00	1985	C			60	46,620

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,400	2,400	2,400	32.80	78,720
PBM	Partial Basement	0	2,400	0	0.00	0
Ttl. Gross Liv/Lease Area:		2,400	4,800	2,400		78,720



Property Location: 10-24 JAMES ST  
Vision ID: 7102

Account #7102

MAP ID: 5/ / 93/ /

Bldg #: 3 of 4

Bldg Name:

Sec #: 1 of

1 Card 3 of 4

State Use: 201

Print Date: 05/05/2015 14:41

CURRENT OWNER				TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT  <b>VISION</b>						
PARKER FAMILY ENTERPRISES				A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value							
P O BOX 280505								COM LAND	2-1	134,500	94,150							
EAST HARTFORD, CT 06108								COM BLDG	2-2	508,230	355,765							
Additional Owners:								COM OUTBL	2-5	46,620	32,630							
SUPPLEMENTAL DATA								Total				689,350	482,545					
Other ID: 2580-0010				Locn Suffix														
Homeowner Cr				Zoning B-3														
Census 5102				Res Area 22793														
VCS 1903				Non Res Area 0														
# Units 4				Lot Size 1.38														
Class Com				ASSOC PID#														
GIS ID:																		
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
PARKER FAMILY ENTERPRISES				805/ 2	06/19/1979	U	I	135,000	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
										2014	2-1	94,150	2013	2-1	94,150			
										2014	2-2	355,765	2013	2-2	355,765			
										2014	2-5	32,630	2013	2-5	32,630			
Total:										482,545		Total:		482,545				
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																		
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch										
0001/A																		
NOTES																		
CHANGE MEZZANINE FROM 10% FIN TO 20%, REVAL 2006.																		
Photos for buildings are incorrect																		
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				
									02/01/2006			TM	63	Verified				
									6-13-14			JM	63					
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
3	201	Commercial					0.00 AC	0.00	1.0000	C	1.00	2000	1.00			.00		0
Total Card Land Units: 0.00 AC Parcel Total Land Area: 1.38 AC																Total Land Value: 0		



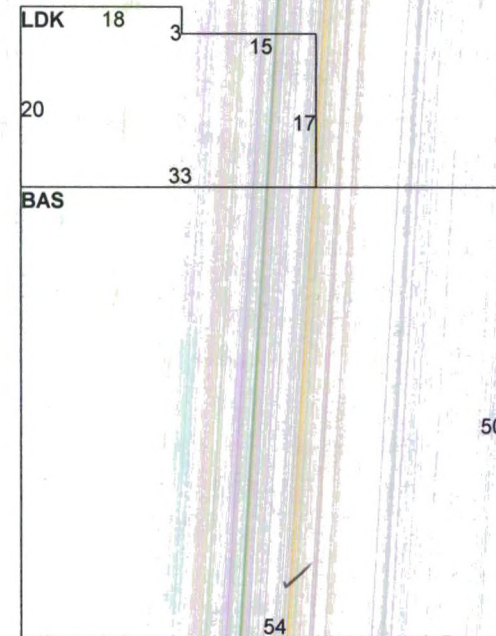
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	70		Manufacturing ✓				
Model	94		Comm/Ind ✓				
Grade	53		95 ✓				
Stories	1.0						
Occupancy	1						
Exterior Wall 1	15		Concr/Cinder ✓				
Exterior Wall 2							
Roof Structure	03		Gable ✓				
Roof Cover	00		Typical ✓				
Interior Wall 1	10		Painted Block ✓				
Interior Wall 2							
Interior Floor 1	03		Concrete ✓				
Interior Floor 2							
Heating Fuel	10		Other				
Heating Type	12		Unit Heater ✓				
AC Type	01		None ✓				
Finished %	100						
Bldg Use	201		Commercial ✓				
Total Bedrooms	0						
Total Baths							
Num Fixtures	0						
Total Rooms	0						
Basement %	100						
Heat/AC	5		No A/C ✓				
Frame Type	3		Steel ✓				
Baths/Plumbing	02		Average				
Common Wall	F		None partial				
Wall Height	0		10				
Perimeter	208						

## MIXED USE

Code	Description	Percentage
201	Commercial	100

## COST/MARKET VALUATION

Adj. Base Rate:	55.49
Replace Cost	154,927
AYB	1956
EYB	1982
Dep Code	A
Remodel Rating	
Year Remodeled	1989
Dep %	29
Functional ObsInc	
External ObsInc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	71
Apprais Val	110,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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
LDK	Load Dock ✓			B	1	5,000.00	1982		2		100	3,550
MEZ3	W/Partitions			B	540	12.00	1982		2		100	4,600

## BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,700	2,700	2,700	55.49	149,822
LDK	Load Dock	0	615	92	8.30	5,105
Tot. Gross Liv/Lease Area:		2,700	3,315	2,792		154,927





Property Location: 19-24 JAMES ST

MAP ID: 5/ / 93/ /

Bldg Name:

State Use: 201

Vision ID: 7102

Account # 7102

Bldg #: 4 of 4

Sec #: 1 of

1 Card 4 of 4

Print Date: 05/05/2015 14:41

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT  <b>VISION</b>												
PARKER FAMILY ENTERPRISES		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value													
P O BOX 280505						COM LAND	2-1	134,500	94,150													
EAST HARTFORD, CT 06108						COM BLDG	2-2	508,230	355,765													
Additional Owners:						COM OUTBL	2-5	46,620	32,630													
SUPPLEMENTAL DATA						Total				689,350	482,545											
Other ID: 2580-0010		Locn Suffix		Zoning B-3																		
Homeowner Cr		Res Area 22793		Non Res Area 0																		
Census 5102		Lot Size 1.38		ASSOC PID#																		
VCS 1903																						
# Units 4																						
Class Com																						
GIS ID:																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
PARKER FAMILY ENTERPRISES		805/ 2	06/19/1979	U	I	135,000	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value									
								2014	2-1	94,150	2013	2-1	94,150									
								2014	2-2	355,765	2013	2-2	355,765									
								2014	2-5	32,630	2013	2-5	32,630									
Total:								482,545	Total:	482,545	Total:	482,545	Total:									
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	APPRAISED VALUE SUMMARY													
									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:													
									Adjustment:													
									Net Total Appraised Parcel Value													
ASSESSING NEIGHBORHOOD																						
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch														
0001/A																						
NOTES																						
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								
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									6-13-16			JM	63									
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				
4	201	Commercial					0.00	AC	0.00	1.0000	C	2000	1.00			.00		0				
Total Card Land Units:														0.00	AC	Parcel Total Land Area:		1.38	AC	Total Land Value:		0



[illegible]

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
LDK	Load Dock			B	1	5,000.00	1998		2		100	4,350

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	9,603	9,603	9,603	28.42	272,917
LDK	Load Dock	0	308	46	4.24	1,307
Ttl. Gross Liv/Lease Area:		9,603	9,911	9,649		274,225

A hand-drawn floor plan of a room. The plan is a large rectangle with a smaller rectangle attached to its top-right side. The main rectangle is labeled 'BAS' in the top-left corner. The smaller rectangle is labeled 'LDK' in its top-left corner. Dimensions are written in the corners: '22' and '14' in the top-right of the main rectangle, and '97' and '99' in the bottom-right of the main rectangle. There are also handwritten notes to the right of the plan: '14 James' and 'Office / Storage'.

BAS	LDK
22	14
97	99

14 James

Office / Storage





Property Location: 10-24 JAMES ST

Vision ID: 7102

Account # 7102

MAP ID: 5/ / 93/ /

Bldg #: 2 of 4

Bldg Name:

Sec #: 1 of 1 Card 2 of 4

State Use: 201

Print Date: 05/05/2015 14:41

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EAST HARTFORD, CT 06108						COM BLDG	2-2	508,230	355,765									
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Census 5102				Zoning B-3														
VCS 1903				Res Area 22793														
# Units 4				Non Res Area 0														
Class Com				Lot Size 1.38														
GIS ID:				ASSOC PID#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/t	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
PARKER FAMILY ENTERPRISES		805/ 2	06/19/1979	U	I	135,000	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
								2014	2-1	94,150	2013	2-1	94,150	2012	2-1	94,150		
								2014	2-2	355,765	2013	2-2	355,765	2012	2-2	355,765		
								2014	2-5	32,630	2013	2-5	32,630	2012	2-5	32,630		
								Total:		482,545	Total:		482,545	Total:		482,545		
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												APPRAISED VALUE SUMMARY						
NBHD/SUB	NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)				146,380					
0001/A									Appraised XF (B) Value (Bldg)				3,650					
								Appraised OB (L) Value (Bldg)				0						
								Appraised Land Value (Bldg)				0						
								Special Land Value				0						
								Total Appraised Parcel Value				689,350						
								Valuation Method:				I						
								Adjustment:				0						
								Net Total Appraised Parcel Value				689,350						
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				
									02/01/2006			TM	63	Verified				
									6-13-16			JM	63					
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
2	201	Commercial					0.00 AC	0.00	1.0000	C		1.00	2000	1.00			.00	0
Total Card Land Units:							0.00 AC	Parcel Total Land Area: 1.38 AC							Total Land Value:			0



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	70		Manufacturing ✓				
Model	94		Comm/Ind ✓				
Grade	53		.95 ✓				
Stories	1.0	✓					
Occupancy	1	✓		MIXED USE			
Exterior Wall 1	15		Concr/Cinder ✓	Code	Description	Percentage	
Exterior Wall 2				201	Commercial	100	
Roof Structure	01		Flat ✓	COST/MARKET VALUATION			
Roof Cover	00		Typical ✓	Adj. Base Rate:			
Interior Wall 1	10		Painted Block ✓	24.79			
Interior Wall 2				Replace Cost	200,515		
Interior Floor 1	03		Concrete ✓	AYB	1960		
Interior Floor 2				EYB	1984		
Heating Fuel	10		Other 0.1 ✓	Dep Code	A		
Heating Type	05		Hot Water ✓	Remodel Rating			
AC Type	01		None ✓	Year Remodeled	1981		
Finished %	10			Dep %	27		
Bldg Use	201		Commercial ✓	Functional ObsInc			
Total Bedrooms	0			External ObsInc			
Total Baths				Cost Trend Factor			
Num Fixtures	0			Condition			
Total Rooms	0			% Complete			
Basement %	100			Overall % Cond	73		
Heat/AC	5		No A/C ✓	Apprais Val	146,380		
Frame Type	1		Wood Joist ✓	Dep % Ovr	0		
Baths/Plumbing	02		Average ✓	Dep Ovr Comment			
Common Wall	A		Fractional ✓	Misc Imp Ovr	0		
Wall Height	0		12 ✓	Misc Imp Ovr Comment			
Perimeter	280			Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			