Property Location and Identification	Owner of Record	Pricing Control Fields	Assessment District
10 Eastern Park Rd Parcel# 3910 SC 1510-0010 E114 VCS [redacted] Lot 55 Map 39	Acnt 0068241 K R S Realty C T L L C Vol 3243 805 North Black Horse Pike Page 91 Blackwood NJ 08012 Prfx	T&U Storage-83 Class 83.53 BL 40,050 BP 74.35 Perm 834 CF Wall Ratio 48.02 ABP 74.35	East Hartford Connecticut

File 3 Card 01 Of 01

11

1 Type and Use: Storage-83
2 Story Height: 1 Story
3 Design/Style: Conventional
4 Foundation/Basement:
5 Fascia: Cement Block
5a Common Wall:
6 Roof Type: Flat
6a Roof/Floor System: Steel
7 Floor Finish: Cement Finish
8 Interior Finish: Limited Featurs
Finished Area
5% Finished 0.14
9 Heating: Unit Separate
9a Air Conditioning
5% Separate 0.06
10 Plumbing Fixtures: Adequate
11 Builtins/Other Features
Sprinkler 0.33
Loading Dock 0.17

Add/Deduct Total 0.70

Assessment Change Report

Land	115,500	133
Bldg	600,660	124
OutB	27,660	100
Totl	739,930	125
L Vcs	100,000	220
B Vcs		
Cls Listed/Vcs		
$/Sf		
Adj Sp		
Sale/Sf		
Sale/Un		
V/M	T	

Principal Building and Addition Description

+150+267 14

	Sty	Description	Code
14.A			
14.B			
14.C			
14.D			
14.E			
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
1S/CB/NB	0.70	40,050	75.05	3,005,753

1S/CB/NB

DBA RELIABLE TIRE ~~DISTRIBUTORS~~.
COMPANY

8-26-11
MEASURED + LISTED (VERIFIED BY OWNER)
JW

Assessor Transaction Information

Listed	TM	03/21/2006
Verified	Verified	03/21/2006
Reviewed		
Action	X	
Action Date	10/01/2006	REVAL
Print Date	05/16/2011 11:05	
Version	18.50 (Build 12056)	

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14 Total Schedule Value 3,005,753

COST/MARKET/CORRELATIVES/APPRAISED BUILDING

15 Class	83.53	16 Repl Val	2,855,465
16a CF (	1.00)		2,855,465
17 Norm Cond	Normal		84
18a Market	O-Other		80
18b Market	T-I&E		55
19 Accrued	37	20 Appraised	1,063,500

Additional Owners/Assessment History

2010	926,110	M G N East Hartford L L
2005	739,930	M G N East Hartford L L
2003	739,930	Nemarich Marilyn G
2000	591,850	Nemarich Marilyn G
1993	591,850	Giordano Carl M Est Of
1992	345,370	Giordano Carl M Est Of
1990	837,150	Gould, Paul B
1983	837,610	Gould, Paul B
1980	337,520	Gould Brothers,Ltd

Year Built	1967
Additions	
Modernized	
Effective	1967
No# Units	3
No# Rooms	
No# Bedrooms	0
Utilities	ALL
Street	Paved
Topography	Good
Total Area	40,050
Res Area	
Non-res Area	40,050

DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS

Units	Des	Item	Code	Repl Value	Nrm	Mrk	Accr	Appraised Value
300	LF	RR/SDG	140	22,470	60		60	13,480
14,000	SF	PAVING	006	43,400	60		60	26,040

Sale Date	Qual	Sale Price	Vol	Page	Grantee
04/29/2011	Y	1,200,000	3243	91	K R S Realty C T L L C
11/13/1979	Y	325,000	714	161	Giordano Carl M Est Of &
12/30/1977	Y	521,600	743	298	Gould, Paul B

Frontage / Front Ref	Avg Dep / Classification	Dep Fact	Eq Front / Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
	A-Site		2.20	100,000	220,000				220,000	Ind	I-2	1,000
										VCS Z/L 300		100,000
LAND SUMMARY TOTALS		Acres	2.20		220,000				220,000			

	APPRAISAL	Item Count	ASSESSMENT
Land	220,000	1	154,000
Building	1,063,500	1	744,450
OutBldgs	39,520	2	27,660
TOTAL	1,323,020		926,110