

Property Location: 10 HIGBIE DR

MAP ID: 58/ / 7 / /

Bldg Name:

State Use: 101

Vision ID: 6354

Account #6354

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 05/05/2015 12:21

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT
ACOSTA ARMANDO & EUNICE 10 HIGBIE DR EAST HARTFORD, CT 06108 Additional Owners:		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value	
SUPPLEMENTAL DATA										
Other ID: 2310-0010	Locn Suffix					RES LAND	1-1	30,510	21,360	
Homeowner Cr	Zoning	R-3				DWELLING	1-3	64,400	45,080	
Census 5112	Res Area	910				RES OUTBL	1-4	1,320	920	
VCS 0802	Non Res Area	0								
# Units 1	Lot Size	.15								
Class Res	ASSOC PID#					Total		96,230	67,360	
GIS ID:										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)				
ACOSTA ARMANDO & EUNICE		1541/ 321	11/04/1994	Q	I	70,000	A	Yr.	Code	Assessed Value	Yr.	Code
LONG GREGORY M		878/ 39	08/07/1984	Q	I	57,000	A	2014	1-1	21,360	2013	1-1
COMEAU JAMES F & LYNELL		521/ 89	08/09/1973	Q	I	20,000	A	2014	1-3	45,080	2013	1-3
								2014	1-4	920	2013	1-4
					Total:			67,360	Total:	67,360	Total:	67,360

EXEMPTIONS			OTHER ASSESSMENTS					
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							
B TO C CONDITION PER 2001 REVIEW. • UP GRANDS electric							

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
										02/07/2006		GD	63	Verified	

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	
														Spec Use	Spec Calc					
1	101	One Family	R3	63			0.15	AC	48,641.60	4.9193	3		1.00	08	0.85			1.00		30,510
Total Card Land Units:								0.15	AC	Parcel Total Land Area:	0.15 AC								Total Land Value:	30,510

This signature acknowledges a visit by a Data Collector or Assessor
Chela Kinea

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	64,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,320
Appraised Land Value (Bldg)	30,510
Special Land Value	0
Total Appraised Parcel Value	96,230
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	CAMA 96,230

COMPLETE
FEB 17 2016

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			Bldg Plan		
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	01	Ranch		% Attic Fin	0			UR
Model	01	Residential		Unfin %	0			
Grade	53	.95		Int vs. Ext	2		Same	
Stories	1.0			Framing	1		Wood Joist	
Occupancy	1			MIXED USE				
Exterior Wall 1	20	Brick		Code	Description		Percentage	
Exterior Wall 2		Gable		101	One Family		100	
Roof Structure	03							
Roof Cover	00	Typical						
Interior Wall 1	05	Drywall		COST/MARKET VALUATION				
Interior Wall 2				Adj. Base Rate:	106.77			
Interior Flr 1	12	Hardwood		Replace Cost	99,082			
Interior Flr 2				AYB	1942			
Heat Fuel	10	Other GAS		EYB	1976			
Heat Type	04	Forced Hot Air		Dep Code	A			
AC Type	03	Central		Remodel Rating				
Total Bedrooms	3			Year Remodeled	1990			
Full Bthrms	1			Dep %	35			
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
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	64,400			
Extra Openings	0			Dep % Ovr	0			
Prefab Fpl(s)	0			Dep Ovr Comment				
% Basement	30			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
SHD1	Shed RIN	FR	Frame	L	144	11.50	2000	C			80	1,320

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	910	910	910	106.77	97,160
FOP	Open Porch	0	18	4	23.73	427
PBM	Partial Basement	0	910	0	0.00	0
WDK	Deck	0	144	14	10.38	1,495
Ttl. Gross Liv/Lease Area:		910	1,982	928		99,082

